CITY OF SOUTH PASADENA
ADDITIONAL DOCUMENTS

WEDNESDAY, MAY 21, 2025, AT 7:00 PM

AMENDED ADDITIONAL DOCUMENTS

Amended Additional Documents to the May 21, 2025 City Council Meetings. The attached documents include submitted written public comments and amendments to the agenda. Submit by no later than 12:00 p.m., on the day of the City Council meeting. Correspondence received after this time will be distributed the following business day.

AMENDED ADDITIONAL DOCUMENTS TO THE MAY 21, 2025 CITY COUNCIL MEETINGS

- Public Comment on Item No. 5
- Public Comment_Wai-Tse Grace Siao_Item No. 5
- Public Comment_Tom and Jennifer Abbott_Item No. 10
- Public Comment_Bill Mustard_Item No. 23
- Public Comment_Angelo Gladding_Item No. 23

From: Adam Bray-Ali
To: City Clerk"s Division
Cc: Janet Braun; Sheila Rossi; Jon Primuth
Subject: Public comment Agenda item #5
Date: Monday, May 19, 2025 3:19:06 PM

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Good evening City Council and Mayor.

As you look at the details and information available in the report you receive today as part of the city council meeting, agenda #5, know that this is part of a broad and important part of our regional economy.

The various tenant right's groups are pushing your council to vote for costly, complex and ineffective controls that they believe will create more affordable rental options and opportunities in the city.

Fortunately, there are excellent and real examples of what the actions they are demanding will create. In Pasadena, the Pasadena Tenants Union, supported by the group called Tenants Together created a ballot measure in 2022 that is cratering rental property values while saddling the city with a new department of 21 full time employees and an annual budget of almost $6,000,000 in order to register and then regulate rental housing.

In Los Angeles, there has been registration and rent controls since 1978. All you need to do is drive over the bridge to Highland Park and see the impact of the type of systems being advocated by these statewide non-profits funded by Michael Weinstein along with the recently defeated Proposition 33.

South Pasadena remains an expensive place to live, driven by high demand and excellent lifestyle. It is a safe and well managed community. Paying for repairs, paying for mortgages at decade's high interest rates and paying increasing property tax bills eventually are paid with rent. Those costs are not always high and you can quickly look at any rental website to see how relatively affordable rental rates in South Pasadena remain compared to the cost to purchase in the city.

I urge you to look for positive ways to encourage new construction in the city and to help renters with pointing out the significant price controls that exist on a statewide level since 2019 that provide eviction protections, rent increase protections and other valuable tenant rights.

Thank you,

Adam Bray-Ali
--
Adam Bray-Ali

Coldwell Banker Residential Brokerage
DRE#01859026

From: Adry Hezekiah
To: City Council Public Comment
Subject: Agenda 5 - Renter Protections (or lack thereof!)
Date: Monday, May 19, 2025 11:09:46 AM

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Hello!

My name is Adry Hezekiah. I cannot make it in-person this time around so instead send this email to say:

I'm appalled, though not surprised, at the lack of renter protections & moves to secure affordable housing for South Pasadena residents.

Opting for a paltry relocation assistance fund instead of actually working to ensure your residents don't get evicted to begin with, is an absolute sham!

Stop with the favoritism for your wealthy landlord property management chums & knock it of with greed grift. We can all see that the attitude is "F you, I got mine!" & it's gross.

Look around you - this is not a situation unique to South Pasadena & allowing it to keep growing out of control won't help.

When the unhoused reach numbers you can't hide or move into the next town will it be enough for change? When every park bench and bit of lawn gets covered in rough sleepers and tent camps will it be enough?

You should have voted in favor of this months ago but instead we have people in power who don't want checks & balances for their rich pals & who claim 47% of residents struggling with rent burden aren't a "majority" and therefore aren't a problem.

This is absolutely vile behavior & I hope you take a long look at your priorities & values and try harder to show compassion & live out values of inclusion and care for the greater good of the entire community.

I won't hold my breath but I will hold out some hope.

Sincerely,

Adry Hezekiah

From: Aileen Kelly
To: City Clerk"s Division
Cc: Janet Braun; Sheila Rossi; Jon Primuth
Subject: Public Comment Agenda Item #5
Date: Wednesday, May 21, 2025 8:27:56 AM

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Dear Mayor Braun, Mayor Pro Tem Rossi, and Councilmember Primuth,

In February, you voted to throw out a policy that would have protected South Pasadena families, seniors, and workers from being priced out of their homes. You dismissed the fact that more than 43 out of every 100 South Pasadena renters are rent-burdened, saying that wasn't significant enough to act.
According to *Pasadena Weekly*, a household must now earn nearly $119,000 annually just to afford average rent in LA and Orange Counties. South Pasadena renters are not immune from this crisis. I am a renter in South Pasadena, and I spend 53% of my income on rent. I am rent-burdened, I vote and I am not alone.
You were elected to represent *all* residents—not just your friends, corporate landlords, private equity groups, property management companies and developers. We are asking you to do your jobs and protect residents not outside interests. Stop hiding behind weak consultant studies, reports, and poor excuses. Our homes and community are on the line.
Sincerely,
Aileen Kelly
South Pasadena Renter

From:	Alexander Aquino-Kaljakin
To:	City Council Public Comment
Cc:	City Clerk"s Division; Janet Braun; Jon Primuth; Sheila Rossi
Subject:	Public Comment Agenda Item #5
Date:	Monday, May 19, 2025 10:02:44 PM

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According to Pasadena Weekly, a household must now earn nearly $119,000 annually just to afford average rent in LA and Orange Counties.
South Pasadena renters are not immune from this crisis.

I am a renter in South Pasadena, and I spend around 30% of my income on rent. I am on the brink of being rent-burdened, and will soon become rent burdened when my rent is raised this summer.

I am not alone. And all of us renters, the majority of this city, are voters.

You were elected to represent all residents—not just your friends, corporate landlords, private equity groups, property management companies and developers. We are asking you to do your jobs and protect residents not outside interests. Stop hiding behind weak consultant studies, reports, and poor excuses. Our homes and community are on the line.

Sincerely,

Alexander Aquino-Kaljakin
South Pasadena Renter

From: Ana Camacho
To: City Council Public Comment
Subject: Agenda Item # 5 (05.21.2025
Date: Wednesday, May 21, 2025 11:47:54 AM

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You dismissed the fact that more than 43 out of every 100 South Pasadena renters are rent-burdened, saying that wasn't significant enough to act.

According to *Pasadena Weekly*, a household must now earn nearly $119,000 annually just to afford average rent in LA and Orange Counties.

South Pasadena renters are not immune from this crisis. I am a renter in South Pasadena, and I spend 44% of my income on rent. I am rent-burdened, I vote and I am not alone.

You were elected to represent *all* residents—not just your friends, corporate landlords, private equity groups, property management companies and developers. We are asking you to do your jobs and protect residents not outside interests.

Stop hiding behind weak consultant studies, reports, and poor excuses. Our homes and community are on the line.

Sincerely,
Ana M. Camacho
South Pasadena Renter

From:	angelo angeles
To:	City Clerk"s Division
Cc:	Janet Braun; Sheila Rossi; Jon Primuth
Subject:	Public Comment Agenda Item #5
Date:	Tuesday, May 20, 2025 10:12:29 AM

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According to Pasadena Weekly, a household must now earn nearly $119,000 annually just to afford average rent in LA and Orange Counties. South Pasadena renters are not immune from this crisis. I am a renter in South Pasadena, and I spend about 50% of my income on rent. I am a single parent and rent-burdened, I vote and I am not alone.

You were elected to represent all residents—not just your friends, corporate landlords, private equity groups, property management companies and developers. We are asking you to do your jobs and protect residents not outside interests. Stop hiding behind weak consultant studies, reports, and poor excuses. Our homes and community are on the line.

Sincerely,
Angelo Angeles
South Pasadena Renter

From: Elizabeth Anne Bagasao
To: City Council Public Comment
Cc: Janet Braun; Sheila Rossi; Jon Primuth
Subject: Public Comment - Agenda Item #5
Date: Monday, May 19, 2025 10:31:02 AM

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According to *Pasadena Weekly*, a household must now earn nearly $119,000 annually just to afford average rent in LA and Orange Counties. South Pasadena renters are not immune from this crisis. I am a renter in South Pasadena, and I spend 50% of my net income on rent. I am rent-burdened, I vote and I am not alone.

You were elected to represent *all* residents—not just your friends, corporate landlords, private equity groups, property management companies and developers. We are asking you to do your jobs and protect residents not outside interests. Stop hiding behind weak consultant studies, reports, and poor excuses. Our homes and community are on the line.

Sincerely,

Anne Bagasao

South Pasadena Renter

From:	Cameron Gibson
To:	City Clerk"s Division
Cc:	Janet Braun; Sheila Rossi; Jon Primuth
Subject:	Public Comment Agenda Item #5
Date:	Wednesday, May 21, 2025 9:24:47 AM

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According to Pasadena Weekly, a household must now earn nearly $119,000 annually just to afford average rent in LA and Orange Counties. South Pasadena renters are not immune from this crisis. I am a renter in South Pasadena, and **I spend roughly 43% of my income on rent**. I am rent-burdened, I vote and I am not alone.

You were elected to represent all residents—not just your friends, corporate landlords, private equity groups, property management companies and developers. We are asking you to do your jobs and protect residents, not outside interests. Stop hiding behind weak consultant studies, reports, and poor excuses. Our homes and community are on the line.

Sincerely,
Cameron Gibson
South Pasadena Renter

From: Casey Dukes
To: City Council Public Comment
Subject: Public Comment Agenda Item 5
Date: Wednesday, May 21, 2025 10:38:16 AM

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Dear Council,

As someone who has been following tenant issues in town, I'm disappointed in the report that was prepared outlining tenant protections in South Pasadena. It really feels like this is a low priority for the Council and staff even though the majority of South Pasadena residents are tenants.

The last City Council meeting where tenant issues were discussed was in February when consultants from HR&A presented their preliminary analysis for rent stabilization. They were not allowed to fulfill their contract because Mayor Braun brushed the idea of rent stabilization aside even with the knowledge that a significant number of households are rent-burdened. Many residents spoke up asking for protections against unfair rent hikes and were dismissed.

Maybe if City staff historically gave attention to tenant issues, this report in today's agenda would feel like progress, but from my personal experience with the community development department, any issues we raise seem to fall on deaf ears. I am not optimistic that staff will be able or willing to help with future tenant issues. I can't even get a simple reply back from code enforcement when my property management repeatedly ignores maintenance requests to fix safety hazards in my building.

I am pleading with you, Council, to consider the long-term effects of ignoring tenants. Pro-active measures need to be taken to keep families and fixed-income seniors in their homes especially. We cannot easily relocate when our rents go up and our income doesn't. My family can no longer make monetary donations to SPEF or support local businesses like we once could because our rent has increased so much since we first moved here. This is unsustainable for our community. Please *please* bring rent stabilization back for discussion.

Thank you for your attention. I hope that maybe one day all these comments we write might actually make some change.

Casey Dukes

Renter
SPUSD parent and volunteer
South Pasadena small business owner

From:	Chloe Gilinsky
To:	City Clerk"s Division; City Council Public Comment
Cc:	Janet Braun; Sheila Rossi; Jon Primuth
Subject:	Public Comment Agenda Item #5
Date:	Wednesday, May 21, 2025 8:39:00 AM

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Dear Mayor Braun, Mayor Pro Tem Rossi, and Councilmember Primuth,

In February, you voted to throw out a policy that would have protected South Pasadena families, seniors, and workers from being priced out of their homes. You dismissed the fact that more than 43 out of every 100 South Pasadena renters are rent-burdened, saying that wasn't significant enough to act. Without renter protection from financial burden and oversight on the increasing number of rental units being turned into Airbnb's, we risk a transformative change to the community feel of South Pasadena that hurts both renters and homeowners alike.

According to *Pasadena Weekly*, a household must now earn nearly $119,000 annually just to afford average rent in LA and Orange Counties. South Pasadena renters are not immune to this crisis. I am a renter in South Pasadena, and I spend more than 50% of my income on rent. I am rent-burdened, I vote, and I am not alone.

You were elected to represent *all* residents—not just your friends, corporate landlords, private equity groups, property management companies, and developers. We ask you to do your jobs and protect residents, not outside interests. Stop hiding behind weak consultant studies, reports, and poor excuses. Our homes and community are on the line.

Sincerely,
Chloe Gilinsky
South Pasadena Renter

From:	Clemen Avalos
To:	City Council Public Comment
Cc:	City Clerk"s Division; Janet Braun; Sheila Rossi; Jon Primuth; southpastenants@gmail.com
Subject:	Public Comment Agenda Item #5
Date:	Tuesday, May 20, 2025 1:51:23 PM

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According to Pasadena Weekly, a household must now earn nearly $119,000 annually just to afford average rent in LA and Orange Counties. South Pasadena renters are not immune from this crisis. I am a renter in South Pasadena, and I spend 50% of my income on rent. I am rent-burdened, I vote and I am not alone.

You were elected to represent all residents—not just your friends, corporate landlords, private equity groups, property management companies and developers. We are asking you to do your jobs and protect residents not outside interests. Stop hiding behind weak consultant studies, reports, and poor excuses. Our homes and community are on the line.

Sincerely,
Clemen Avalos
South Pasadena Renter

Sent from my iPhone

From: Deborah Lutz
To: City Clerk"s Division
Subject: Public Comment - Agenda Item #5
Date: Wednesday, May 21, 2025 9:25:27 AM

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Council Members,

As a resident and housing provider in South Pasadena, I support efforts to educate both tenants and housing providers about their rights and responsibilities. These efforts are key to encouraging compliance with existing laws and maintaining positive relationships in our community.

Improving the city's website to make it more user-friendly—and a central resource for clear, accessible information and referral links—is a simple and cost-effective step forward. Partnering with nonprofits and other organizations to provide education, mediation services, and rental assistance is another practical approach.

One important issue not addressed in the staff report is the growing burden of operational costs that housing providers are facing. I urge the Council to direct staff to explore ways to reduce these costs, in order to help preserve the naturally occurring affordable housing that still exists in South Pasadena. Areas worth examining include tax incentives, permitting processes, insurance costs, and regulatory compliance.

If the goal is to support community-based housing providers and preserve the character of South Pasadena, then exploring cost-saving measures must be part of the discussion.

Thank you for your consideration.

Sincerely,
--
Deborah Lutz

From:	Drew T
To:	City Clerk"s Division
Cc:	Janet Braun; Sheila Rossi; Jon Primuth
Subject:	Public Comment Agenda Item #5
Date:	Tuesday, May 20, 2025 11:33:41 AM

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According to *Pasadena Weekly*, a household must now earn nearly $119,000 annually just to afford average rent in LA and Orange Counties. South Pasadena renters are not immune from this crisis. My wife works full time (40+ hours a week), I work 30+ hours a week, and we spend 80% of our monthly income on rent. We are rent-burdened, we vote we are not alone.

You were elected to represent *all* residents—not just your friends, corporate landlords, private equity groups, property management companies and developers. We are asking you to do your jobs and protect residents, not outside interests. Stop hiding behind weak consultant studies, reports, and poor excuses. Our homes and community are on the line. This is serious. I have lived in South Pasadena all my life - I've gone to school with your children, I've been your neighbor and I don't want to be priced out of my hometown. Unfortunately, if rent keeps increasing, I will be.

Sincerely,
Drew Tager
Lifelong South Pasadena Resident, and South Pasadena Renter

From: Edward Mosqueda
To: City Clerk"s Division
Cc: Janet Braun; Sheila Rossi; Jon Primuth
Subject: Public Comment Agenda Item #5
Date: Wednesday, May 21, 2025 10:44:15 AM

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According to *Pasadena Weekly*, a household must now earn nearly $119,000 annually just to afford average rent in LA and Orange Counties. South Pasadena renters are not immune from this crisis. I am a renter in South Pasadena, and I spend 47% of my income on rent. I am rent-burdened, I vote and I am not alone.
You were elected to represent *all* residents—not just your friends, corporate landlords, private equity groups, property management companies and developers. We are asking you to do your jobs and protect residents not outside interests. Stop hiding behind weak consultant studies, reports, and poor excuses. Our homes and community are on the line.
Sincerely,
Edward Mosqueda
South Pasadena Renter

From:	Ella Hushagen
To:	City Clerk"s Division
Cc:	Janet Braun; Jon Primuth; Sheila Rossi; Michael Cacciotti; Omari Ferguson
Subject:	Public Comment Re: Agenda Item 5
Date:	Wednesday, May 21, 2025 9:49:28 AM

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Dear City Councilmembers,

The City of South Pasadena needs to do far more to protect renters. The housing element (now several years old) concluded that 43% of South Pasadena renters are rent-burdened. It also found that the number of single-parent households declined by 17% from 2010.

These numbers suggest we have a big problem. Rising rents threaten our city's socioeconomic, racial and ethnic diversity. The problem is not one that will simply go away without bold action by our electeds. Who will go away? Single parents and their kids, young people, people of color, artists, small business owners -- they are, and will be, increasingly priced out, unless you act now to pass a rent stabilization ordinance.

Do the right thing.

Ella Hushagen

From: Eric
To: City Clerk"s Division
Cc: Janet Braun; Sheila Rossi; Jon Primuth; southpastenants@gmail.com
Subject: Public Comment Agenda Item #5
Date: Wednesday, May 21, 2025 7:51:44 AM

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According to *Pasadena Weekly*, a household must now earn nearly $119,000 annually just to afford average rent in LA and Orange Counties. South Pasadena renters are not immune from this crisis. I am a renter in South Pasadena, and I spend 50% of my income on rent. I am rent-burdened, I vote and I am not alone. Also, the property manager has converted 3 of the 6 units into Airbnb's, of which there are virtually no protections against in South Pasadena.

You were elected to represent *all* residents—not just your friends, corporate landlords, private equity groups, property management companies and developers. We are asking you to do your jobs and protect residents not outside interests. Stop hiding behind weak consultant studies, reports, and poor excuses. Our homes and community are on the line.

Sincerely,
Eric Shevrin

From: Kathy LaRussa
To: City Council Public Comment
Subject: Rent stabilization
Date: Wednesday, May 21, 2025 11:23:37 AM

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Dear City Council Members:

Just three months ago, the City Council rightly voted to “put to bed” the proposal for a local rent stabilization ordinance — a clear acknowledgment that existing state law already provides robust tenant protections through AB 1482. We respectfully urge you to stay that course and avoid diverting additional taxpayer resources toward studies or proposals that revisit what was already thoroughly considered and resolved.

AB 1482, which caps annual rent increases at 5% plus CPI, has been in place for five years. It provides substantial protections for tenants, along with a framework that allows responsible housing providers to manage rising costs while continuing to provide quality housing. The notion of layering a more restrictive local cap on top of this would only further destabilize the economic foundation for small, local property owners — many of whom are deeply rooted in this community.

As longtime South Pasadena rental property owners I we can attest to the rapidly rising costs of maintaining rental housing. These are not luxury upgrades — they are baseline maintenance requirements. The combination of capped rents and skyrocketing operating costs places small “mom and pop” housing providers like our family in an increasingly untenable position. If South Pasadena implements a stricter cap than AB 1482 allows, it could force many of us to sell our properties — not to fellow community members, but to larger corporate interests with no connection to tor concern for our city or its residents.

Rather than revisiting costly and divisive rent control proposals, we urge the Council to consider initiatives that

reduce the burden of providing housing — such as streamlining permitting, reducing compliance costs, or offering tax incentives for long-term ownership and local investment. Let’s focus on practical solutions that preserve the character of South Pasadena and support the long-term viability of responsible, community-based housing providers. Thank you for your consideration.
Sincerely,

Frank and Kathy LaRussa

Sent from my iPhone

From: George morales-perez
To: City Council Public Comment
Cc: southpastenants@gmail.com
Subject: We Demand Action & Protection!
Date: Tuesday, May 20, 2025 7:00:43 PM

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According to *Pasadena Weekly*, a household must now earn nearly $119,000 annually just to afford average rent in LA and Orange Counties. South Pasadena renters are not immune from this crisis. I am a renter in South Pasadena, and I spend more than 30% of my income on rent. I am rent-burdened, I vote and I am not alone.

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Sincerely,
George Morales
South Pasadena Renter

From:	Gerardo Maravilla
To:	City Clerk"s Division; City Council Public Comment
Cc:	Janet Braun; Sheila Rossi; Jon Primuth; South Pasadena Tenants Union
Subject:	Public Comment Agenda Item #5
Date:	Monday, May 19, 2025 8:04:40 AM

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Dear Mayor Braun, Mayor Pro Tem Rossi, and Councilmember Primuth,

In February, you voted to throw out a policy that would have protected South Pasadena families, seniors, and workers from being priced out of their homes. You dismissed the fact that more than 43 out of every 100 South Pasadena renters are rent-burdened, saying that wasn't significant enough to act.

According to *Pasadena Weekly*, a household must now earn nearly $119,000 annually just to afford average rent in LA and Orange Counties. South Pasadena renters are not immune from this crisis. I am a renter in South Pasadena, and I spend 60% of my income on rent. I am rent-burdened, I vote and I am not alone.

You were elected to represent *all* residents—not just your friends, corporate landlords, private equity groups, property management companies and developers. We are asking you to do your jobs and protect residents, not outside interests. Stop hiding behind weak consultant studies, reports, and poor excuses. Our homes and community are on the line.

Sincerely,
Gerardo Maravilla
South Pasadena Renter

--

Gerardo Maravilla

From: Greg Burns
To: City Clerk"s Division
Cc: Janet Braun; Sheila Rossi; Jon Primuth
Subject: Public Comment Agenda Item #5
Date: Wednesday, May 21, 2025 10:30:10 AM

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Dear Mayor Braun, Mayor Pro Tem Rossi, and Councilmember Primuth,

In February, you voted to throw out a policy that would have protected South Pasadena families, seniors, and workers from being priced out of their homes. You dismissed the fact that more than 43 out of every 100 South Pasadena renters are rent-burdened, saying that wasn't significant enough to act.
According to *Pasadena Weekly*, a household must now earn nearly $119,000 annually just to afford average rent in LA and Orange Counties. South Pasadena renters are not immune from this crisis. I am a renter in South Pasadena, and I spend 60% of my income on rent. I am rent-burdened, I vote and I am not alone.

You were elected to represent *all* residents—not just your friends, corporate landlords, private equity groups, property management companies and developers. We are asking you to do your jobs and protect residents not outside interests. Stop hiding behind weak consultant studies, reports, and poor excuses. Our homes and community are on the line.

Sincerely,
Greg Burns
South Pasadena Renter

From: Hannah Davis
To: City Clerk"s Division
Cc: Janet Braun; Sheila Rossi; Jon Primuth
Subject: Public Comment Agenda Item #5
Date: Tuesday, May 20, 2025 8:22:46 PM

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Dear Mayor Braun, Mayor Pro Tem Rossi, and Councilmember Primuth,

Please actually read this email from a concerned citizen. You hold the power of survival for so many people in your hands. I can't imagine what that responsibility feels like, but I also can't imagine why anyone could possibly use it knowingly for harm. Please be kind to us, YOUR people, YOUR citizens, in an environment where cruelty is increasingly en vogue. You have the power to help move the needle back toward a more civilized society.

All that said, in February, you voted to throw out a policy that would have protected South Pasadena families, seniors, and workers from being priced out of their homes. You dismissed the fact that more than 43 out of every 100 South Pasadena renters are rent-burdened, saying that wasn't significant enough to act.

According to *Pasadena Weekly*, a household must now earn nearly $119,000 annually just to afford average rent in LA and Orange Counties. South Pasadena renters are not immune from this crisis. I am a renter in South Pasadena, and I spend nearly all of my income on rent. I am rent-burdened, I vote and I am not alone.

You were elected to represent *all* residents—not just your friends, corporate landlords, private equity groups, property management companies and developers. We are asking you to do your jobs and protect residents, NOT outside interests. Stop hiding behind weak consultant studies, reports, and poor excuses. Our homes and community are on the line.

Sincerely,

Hannah Davis
South Pasadena Renter

From: Jacqueline Li
To: City Clerk"s Division
Cc: Janet Braun; Sheila Rossi; Jon Primuth; southpastenants@gmail.com
Subject: Public Comment Agenda Item #5
Date: Wednesday, May 21, 2025 10:55:57 AM

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Dear Mayor Braun, Mayor Pro Tem Rossi, and Councilmember Primuth,

I am a renter in South Pasadena, and I spend 42% of my income on rent.
I grew up here in South Pasadena. After leaving home for college I came back here to live and work. When I came back in 2015, I was able to rent a 2 bedroom apartment for $1100. I've learned that now, that same unit is being rented for $3000/month. (1213 Lyndon st)
I've lived in my current place in South Pasadena since 2019 and every year my landlord has raised my rent the max amount allowed by the state without making any major upgrades to our unit. I'm afraid that the way things are going, in a few years it won't make financial sense to stay here. South Pasadena and LA are my home. It hurts me to the core that if I don't somehow figure out how to make more money then I will have to leave.

It is time to side with the working class and look out for the people.
Landlords, property managers, and private equity groups will ALWAYS be rich. A couple hundred dollars a month is nominal to them but can make all the difference for a family.

Don't let South Pasadena become untenable to the working class.
The best thing about growing up here was the multiple perspectives from all socioeconomic and ethnic backgrounds. It's important to have this perspective during your formative years.

Please open up your hearts and have some empathy for the folks who are trying to live to their greatest potential in the cutest and best city in LA county.

WE NEED RENT CONTROL NOW.

Let's set an example of how a community can ACTUALLY look out for one another and not just favor the interest of big money.

It's all we have in this life.

Thank you for hearing me out.

Jacquie Li

From: Jorge Rivera
To: City Council Public Comment; City Clerk"s Division
Cc: southpastenants@gmail.com; Janet Braun; Sheila Rossi; Jon Primuth
Subject: Public Comment - Agenda Item #5
Date: Monday, May 19, 2025 10:05:55 AM

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CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Braun, Mayor Pro Tem Rossi, and Councilmember Primuth,

We are writing on behalf of the **Healing and Justice Center**, a community-based nonprofit that serves tenants and families across the San Gabriel Valley, including South Pasadena. We operate a tenant counseling hotline that receives calls regularly from renters in your city—families who are trying to stay in their homes, protect their children, and avoid displacement in an already unaffordable housing market.

We urge you to take meaningful action in support of **rent stabilization** and stronger tenant protections. Housing insecurity isn't just a policy issue—it's a public health and community safety issue. When rents are unstable, communities are unstable. But when renters can stay in their homes, neighborhoods are safer, healthier, and more economically vibrant. Stable housing reduces violence and criminal activity, supports mental well-being, and ensures that families can contribute to their local economy by spending at nearby businesses instead of worrying about the next rent hike or eviction.

South Pasadena renters—many of whom are elders, essential workers, and families with young children—deserve the same dignity and protections that wealthier homeowners enjoy. Choosing not to enact rent stabilization is a choice to ignore the lived reality of more than **half your residents** who rent, many of whom are just one rent increase away from crisis.

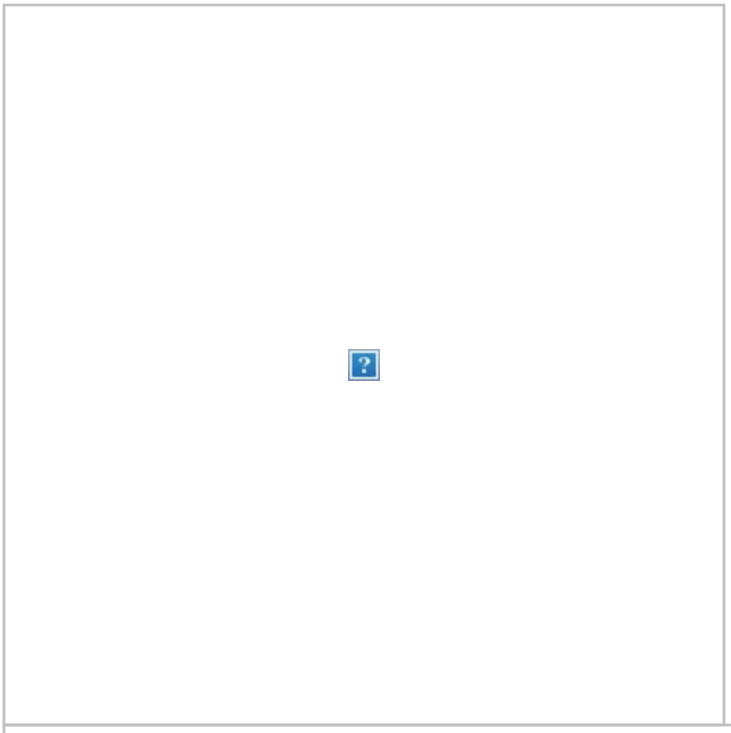
To care about families.
To care about community safety.
To care about the local economy.
Is to care about rent stabilization.

We urge you not to file away another report and delay real protections once again. We are joining South Pasadena renters in calling on you to act—**not with words, but with policy**.

Sincerely,

Healing and Justice Center
Serving Tenants & Families Across the San Gabriel Valley

In peace and wellness,





https://healingandjusticecenter.org/SH2025

From:	Juliana Dellasanta
To:	City Clerk"s Division
Cc:	Janet Braun; Sheila Rossi; Jon Primuth
Subject:	Public Comment Agenda Item #5
Date:	Tuesday, May 20, 2025 3:02:42 PM

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Dear Mayor Braun, Mayor Pro Tem Rossi, and Councilmember Primuth,

In February, you voted to throw out a policy that would have protected South Pasadena families, seniors, and workers from being priced out of their homes. You dismissed the fact that more than 43 out of every 100 South Pasadena renters are rent-burdened, saying that wasn't significant enough to act.

According to Pasadena Weekly, a household must now earn nearly $119,000 annually just to afford average rent in LA and Orange Counties. South Pasadena renters are not immune from this crisis. I am a renter in South Pasadena, and I spend 35% of my income on rent. I am rent-burdened, I vote and I am not alone.

You were elected to represent all residents—not just your friends, corporate landlords, private equity groups, property management companies and developers. We are asking you to do your jobs and protect residents, not outside interests. Stop hiding behind weak consultant studies, reports, and poor excuses. Our homes and community are on the line.

Sincerely,
Juliana Dellasanta
South Pasadena Renter

From:	Justin Llewelyn
To:	City Council Public Comment
Cc:	southpastenants@gmail.com; City Clerk"s Division; Janet Braun; Sheila Rossi; Jon Primuth
Subject:	public comment agenda item #5
Date:	Tuesday, May 20, 2025 7:40:03 AM

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Dear Mayor Braun, Mayor Pro Tem Rossi, and Councilmember Primuth,

In February, you voted to throw out a policy that would have protected South Pasadena families, seniors, and workers from being priced out of their homes. You dismissed the fact that more than 43 out of every 100 South Pasadena renters are rent-burdened, saying that wasn't significant enough to act. According to *Pasadena Weekly*, a household must now earn nearly $119,000 annually just to afford average rent in LA and Orange Counties. South Pasadena renters are not immune from this crisis. I am a renter in South Pasadena, and I spend over 50% of my income on rent. I am rent-burdened, I vote and I am not alone.You were elected to represent *all* residents—not just your friends, corporate landlords, private equity groups, property management companies and developers. We are asking you to do your jobs and protect residents, not outside interests. Stop hiding behind weak consultant studies, reports, and poor excuses. Our homes and community are on the line.

Sincerely,

Justin

South Pasadena Renter

From:	Karina Hernandez
To:	City Clerk"s Division
Cc:	Janet Braun; Sheila Rossi; Jon Primuth
Subject:	Public Comment Agenda Item #5
Date:	Tuesday, May 20, 2025 6:19:06 PM

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Dear Mayor Braun, Mayor Pro Tem Rossi, and Councilmember Primuth,
In February, you voted to throw out a policy that would have protected South Pasadena families, seniors, and workers from being priced out of their homes. You dismissed the fact that more than 43 out of every 100 South Pasadena renters are rent-burdened, saying that wasn't significant enough to act.
According to *Pasadena Weekly*, a household must now earn nearly $119,000 annually just to afford average rent in LA and Orange Counties. South Pasadena renters are not immune from this crisis. I am a renter in South Pasadena, and I spend 67% of my income on rent. I am rent-burdened, I vote and I am not alone.
You were elected to represent *all* residents—not just your friends, corporate landlords, private equity groups, property management companies and developers. We are asking you to do your jobs and protect residents not outside interests. Stop hiding behind weak consultant studies, reports, and poor excuses. Our homes and community are on the line.
Sincerely,

Karina Hernandez

South Pasadena Renter

From:	Karina Martinez
To:	City Council Public Comment
Cc:	City Clerk"s Division; Janet Braun; Sheila Rossi; Jon Primuth; southpastenants@gmail.com
Subject:	Public Comment Agenda Item #5
Date:	Wednesday, May 21, 2025 10:04:41 AM

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Dear Mayor Braun, Mayor Pro Tem Rossi, and Councilmember Primuth,

In February, you voted to throw out a policy that would have protected South Pasadena families, seniors, and workers from being priced out of their homes. You dismissed the fact that more than 43 out of every 100 South Pasadena renters are rent-burdened, saying that wasn't significant enough to act.

According to Pasadena Weekly, a household must now earn nearly $119,000 annually just to afford average rent in LA and Orange Counties. South Pasadena renters are not immune from this crisis. I am a renter in South Pasadena, and I spend ___% of my income on rent. I am rent-burdened, I vote and I am not alone.

You were elected to represent all residents—not just your friends, corporate landlords, private equity groups, property management companies and developers. We are asking you to do your jobs and protect residents not outside interests. Stop hiding behind weak consultant studies, reports, and poor excuses. Our homes and community are on the line.

Sincerely,
[Your Name]
South Pasadena Renter

Sent from my iPhone

From:	Karolina Lavergne
To:	City Clerk"s Division
Cc:	Janet Braun; Sheila Rossi; Jon Primuth
Subject:	Public Comment Agenda Item #5
Date:	Tuesday, May 20, 2025 10:06:30 PM

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Dear Mayor Braun, Mayor Pro Tem Rossi, and Councilmember Primuth,

In February, you voted to throw out a policy that would have protected South Pasadena families, seniors, and workers from being priced out of their homes. You dismissed the fact that more than 43 out of every 100 South Pasadena renters are rent-burdened, saying that wasn't significant enough to act.

According to *Pasadena Weekly*, a household must now earn nearly $119,000 annually just to afford average rent in LA and Orange Counties. South Pasadena renters are not immune from this crisis. I am a renter in South Pasadena, and I spend 40% of my income on rent. I am rent-burdened, I vote and I am not alone.

You were elected to represent *all* residents—not just your friends, corporate landlords, private equity groups, property management companies and developers. We are asking you to do your jobs and protect residents, not outside interests. Stop hiding behind weak consultant studies, reports, and poor excuses. Our homes and community are on the line.

Sincerely,

Karolina
South Pasadena Renter

--
Karolina Lavergne
https://www.karolinalavergne.com/
https://vimeo.com/karolinalavergne

From: Lana Revis
To: City Clerk"s Division; Janet Braun; Sheila Rossi; Jon Primuth
Subject: Urgent
Date: Monday, May 19, 2025 9:48:51 AM

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Dear Mayor Braun, Mayor Pro Tem Rossi, and Councilmember Primuth,

In February, you voted to throw out a policy that would have protected South Pasadena families, seniors, and workers from being priced out of their homes. You dismissed the fact that more than 43 out of every 100 South Pasadena renters are rent-burdened, saying that wasn't significant enough to act.

According to Pasadena Weekly, a household must now earn nearly $119,000 annually just to afford average rent in LA and Orange Counties. South Pasadena renters are not immune from this crisis. I am a renter in South Pasadena, and I spend 61% of my income on rent (yes, you read that correctly). **I am rent-burdened**, I vote and I am not alone.

You were elected to represent all residents—not just your friends, corporate landlords, private equity groups, property management companies and developers. We are asking you to do your jobs and protect residents not outside interests. Stop hiding behind weak consultant studies, reports, and poor excuses. Our homes and community are on the line.

Sincerely,
Lana Revis
South Pasadena Renter

From: Laura Kieffer
To: City Clerk"s Division
Cc: Janet Braun; Sheila Rossi; Jon Primuth; Omari Ferguson
Subject: Public Comment for 5/21/2025 Council Meeting Agenda Item #5
Date: Tuesday, May 20, 2025 4:43:42 PM

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Dear South Pasadena City Council,

In February, you voted to dismiss the consultant's report regarding the potential for rent control in South Pasadena. This decision was deeply disappointing—not only was the report based on poorly collected and incomplete data, but it also came at a high cost to the city: $133,980. That's nearly $134,000 spent on a report that failed to deliver on its promises and was abandoned before it was even completed.

According to the consultant's own scope of work under Task 2/Community Engagement, there was to be meaningful input gathered from renters, property owners, and other stakeholders. This was to include four focus groups or roundtables. Yet outreach for these events was nearly invisible, and I've since learned that only two were held—with minimal renter representation.

That money could—and should—have been spent addressing real needs in South Pasadena.

Let's be clear: this conversation didn't start with calls for more studies or educational efforts. It began with a simple, practical request—to put in place protections before the state mandate allows rent increases to rise allows rent increases to rise further starting August 1, 2024. Instead, the city spent over $130,000 on a report that ignored the core issue: implementing a local rent cap. And then, in February, you dismissed even that flawed report—along with the opportunity to take meaningful action.

By doing so, you discarded a policy that could have protected South Pasadena families, seniors, and workers from being priced out of their homes. You disregarded the fact that more than 43 out of every 100 renters in South Pasadena are rent-burdened—saying that wasn't significant enough I am South Pasadena renter and I spent 38% of my income on rent in 2023 and 50% of my income on rent in 2024.
I am rent-burdened. And I am not alone.

Creating "some sort of group, a board?" instead of adopting a rent stabilization ordnance, to direct staff to look at ways we could possibly protect tenants who are challenged or struggling: tenant's education, tenant's rights, enforcement of existing laws and/or some kind of tenant/landlord does not address the core issue that landlords are legally allowed to raise rents each year at rates that often outpace tenants' income growth, making housing increasingly unaffordable for 53% of the community members in South Pasadena

Laura Kieffer
South Pasadena Renter

From:	Loresa salazar
To:	City Clerk"s Division; City Council Public Comment
Cc:	Janet Braun; Jon Primuth; Sheila Rossi
Subject:	Public Comment Agenda Item #5
Date:	Monday, May 19, 2025 9:17:24 AM

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Dear Mayor Braun, Mayor Pro Tem Rossi, and Councilmember Primuth,

In February, you voted to reject a policy that would have helped protect South Pasadena families, seniors, and workers from being priced out of their homes. You dismissed the reality that more than 43% of South Pasadena renters are rent-burdened—suggesting that wasn't a significant enough concern to take action.

According to Pasadena Weekly, a household now needs to earn nearly $119,000 a year just to afford the average rent in Los Angeles and Orange Counties. Renters in South Pasadena are not exempt from this growing crisis. I am a renter here, and I spend 49% of my income on rent. Like many others, I am rent-burdened—and I vote.

You were elected to represent all South Pasadena residents, not just well-connected property owners, developers, or private equity interests. We are calling on you to stand with the people who live and work in this community. Stop relying on weak consultant reports and outdated data to justify inaction.

This is about more than numbers. It's about protecting our homes, our neighbors, and the character of our city. It's time to put people first.

Sincerely,

Lore Sala

South Pasadena resident

From: Lula Cummings
To: City Council Public Comment
Subject: Public Comment- Agenda item 5, May 21, 2025
Date: Wednesday, May 21, 2025 9:41:55 AM
Attachments: Public comment May 21.pdf

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Good morning,

Please find the attached as my public comment on agenda item 5 for the May 21, 2025 City Council meeting.

Thank you,
Lula Cummings

21 May 2025

To the South Pasadena City Council,

I write to you today as one of the many South Pasadenans living in deep uncertainty. With rising costs across every aspect of life—housing, food, transportation—we wait anxiously for the annual announcement of the state's Consumer Price Index (CPI). For 53% of our city's residents, this announcement is not just a data point. It's a trigger for fear and instability. For those of us who are rent-burdened, like the 43% of residents in South Pasadena, the next rent increase—potentially nearing 10%—could be the final push that forces us out of our homes.

It is deeply painful to consider that this situation could have been prevented. When we came to you asking for rent stabilization, we came in good faith, trusting that our city's leaders would act with compassion and foresight. Instead, we were met with dismissal. I will never forget the mayor's cold remark about wanting to "put RSO to bed," as though our lives and homes were just items to check off on a housing element spreadsheet.

You had the opportunity to protect us—and you did not.

Now, as we face the consequences of that inaction, I ask: How does it feel to know that your decision may directly contribute to some of your constituents facing homelessness? I hope the "mom and pop" landlords you've prioritized over renters are ready to stand behind you during your next campaign, because many renters—who are taxpayers and voters—no longer feel represented by this council.

We renters are not second-class citizens. We are educators, artists, public servants, parents, and elders who contribute to the cultural and economic fabric of this city. And we outnumber homeowners.

In an era when national politics is dominated by corporate interests and the wealthy elite, we look to our local governments for a different kind of leadership—one rooted in ethics, empathy, and equity. You have the chance to be that example. You can still choose to lead with courage and care. But you must act.

I would much rather write a letter of thanks and praise. I would much rather see South Pasadena held up as a model for just and responsible housing policy. But today, I write out of urgency and frustration.

Please do better. We are counting on you—many of us quite literally—to keep a roof over our heads.

Sincerely,
Lula Cummings

From: Lula Cummings
To: City Clerk"s Division
Cc: Janet Braun; Sheila Rossi; Jon Primuth
Subject: Public Comment Agenda Item #5
Date: Tuesday, May 20, 2025 7:28:17 PM

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Dear Mayor Braun, Mayor Pro Tem Rossi, and Councilmember Primuth,

In February, you voted to throw out a policy that would have protected South Pasadena families, seniors, and workers from being priced out of their homes. You dismissed the fact that more than 43 out of every 100 South Pasadena renters are rent-burdened, saying that wasn't significant enough to act.

According to *Pasadena Weekly*, a household must now earn nearly $119,000 annually just to afford average rent in LA and Orange Counties. South Pasadena renters are not immune from this crisis. I am a renter in South Pasadena, and I spend 33% of my income on rent. I am rent-burdened, I vote and I am not alone.
You were elected to represent *all* residents—not just your friends, corporate landlords, private equity groups, property management companies and developers.

We are asking you to do your jobs and protect residents, not outside interests. Stop hiding behind weak consultant studies, reports, and poor excuses. Our homes and community are on the line.

Sincerely,
Lula Cummings
South Pasadena Renter

From: Marcus Batista
To: City Clerk"s Division
Cc: Janet Braun; Sheila Rossi; Jon Primuth
Subject: Public Comment Agenda Item #5
Date: Tuesday, May 20, 2025 11:21:58 AM

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Hi Mayor Braun, Mayor Pro Tem Rossi, and Councilmember Primuth,

Back in February, you voted to toss out a policy that could've helped protect South Pasadena families, seniors, and workers from getting priced out of their homes. **At the time, you dismissed the fact that over 43% of renters in our city are rent-burdened, as if that wasn't serious enough to take action.**

According to Pasadena Weekly, it now takes nearly $119,000 a year to afford average rent in LA and Orange Counties. That's not just a statistic, this is real**,** and it's hitting people here, in South Pasadena. I'm a renter myself, and I spend a highly disproportionate amount of my income on rent. Like many others, I'm rent-burdened. **I vote. And I'm not the only one in this situation.**

You were elected to represent everyone in this city, not just developers, corporate landlords, or property managers. We're asking you again to show up for the people who live here and make this city what it is. **You should be embarrassed by the number of my neighbors who have been priced out of South Pasadena while you wait on consultant reports and make excuses for yourself.** The decisions you make now are going to shape whether working people can afford to stay here.

Please do the right thing.

Thanks,

Marcus Batista

South Pasadena Renter

From: matthew woolsey
To: City Clerk"s Division; Janet Braun; Sheila Rossi; Jon Primuth
Subject: Public Comment Agenda Item #5
Date: Monday, May 19, 2025 7:41:46 AM

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Dear Mayor Braun, Mayor Pro Tem Rossi, and Councilmember Primuth,
In February, you voted to throw out a policy that would have protected South Pasadena families, seniors, and workers from being priced out of their homes. You dismissed the fact that more than 43 out of every 100 South Pasadena renters are rent-burdened, saying that wasn't significant enough to act, even though Ms. Rossi came to my door during her campaign and looked me in the eye and told me she supports rent stabilization.

According to *Pasadena Weekly*, a household must now earn nearly $119,000 annually just to afford average rent in LA and Orange Counties. South Pasadena renters are not immune from this crisis. I am a renter in South Pasadena, and I spend 44% of my income on rent. I am rent-burdened, I vote and I am not alone. You were elected to represent *all* residents—not just your friends, corporate landlords, private equity groups, property management companies and developers. We are asking you to do your jobs and protect residents not outside interests. Stop hiding behind weak consultant studies, reports, and poor excuses. Our homes and community are on the line.
Sincerely,
Matthew Woolsey
South Pasadena Renter

From:	Megan Aaron
To:	City Clerk"s Division
Cc:	Janet Braun; Sheila Rossi; Jon Primuth
Subject:	Public comment Agenda Item #5
Date:	Sunday, May 18, 2025 7:31:35 PM

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CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Braun, Mayor Pro Tem Rossi, and Councilmember Primuth,

In February, you voted to throw out a policy that would have protected South Pasadena families, seniors, and workers from being priced out of their homes. You dismissed the fact that more than 43 out of every 100 South Pasadena renters are rent-burdened, saying that wasn't significant enough to act.
According to *Pasadena Weekly*, a household must now earn nearly $119,000 annually just to afford average rent in LA and Orange Counties. South Pasadena renters are not immune from this crisis. I am a renter in South Pasadena, and I spend 47% of my income on rent. I am rent-burdened, I vote and I am not alone.

We are contributing members of our community and we demand to be treated fairly. We want to continue contributing to south Pasadena, while being able to provide our children with a safe and enjoyable upbringing.

You were elected to represent *all* residents—not just your friends, corporate landlords, private equity groups, property management companies and developers. We are asking you to do your jobs and protect residents not outside interests. Stop hiding behind weak consultant studies, reports, and poor excuses. Our homes and community are on the line.

Sincerely,
Megan Aaron
South Pasadena Renter

Sent from my iPhone

From:	michael mesker
To:	City Council Public Comment
Cc:	southpastenants@gmail.com; Janet Braun; Sheila Rossi; Jon Primuth; City Clerk"s Division
Subject:	Subject: Please Act to Protect South Pasadena Renters
Date:	Monday, May 19, 2025 11:38:51 PM

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Dear Mayor Braun, Mayor Pro Tem Rossi, and Councilmember Primuth,

In February, you voted to repeal a policy designed to help protect South Pasadena families, seniors, and workers from being priced out of their homes. At the time, you dismissed concerns that more than 43% of South Pasadena renters are rent-burdened, suggesting this was not a sufficient basis for action.

However, according to *Pasadena Weekly*, a household must now earn nearly $119,000 annually just to afford average rent in Los Angeles and Orange Counties. Renters in South Pasadena are not exempt from these realities. As a resident and renter here, I spend 40% of my income on housing. I am rent-burdened. I vote. And I am far from alone.

You were elected to represent the interests of all residents—not just corporate landlords, private equity firms, property managers, or developers. We are calling on you to fulfill that responsibility. Please stop deferring to inadequate consultant reports and dismissive justifications. The wellbeing of our community depends on your leadership and willingness to act.

Sincerely,
Michael Mesker
South Pasadena Renter

From: Michael Thurman
To: City Council Public Comment
Subject: Item 5 – Informational Report on Renter Protection Measures and Potential External Funding Sources to Support Renters and Preservation of Affordable Housing
Date: Tuesday, May 20, 2025 7:11:59 PM

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Honorable Council Members:
Just three months ago, the City Council rightly voted to “put to bed” the proposal for a local rent stabilization ordinance — a clear acknowledgment that existing state law already provides robust tenant protections through AB 1482. I respectfully urge you to stay that course and avoid diverting additional taxpayer resources toward studies or proposals that revisit what was already thoroughly considered and resolved.
AB 1482, which caps annual rent increases at 5% plus CPI, has been in place for five years. It provides substantial protections for tenants, along with a framework that allows responsible housing providers to manage rising costs while continuing to provide quality housing. The notion of layering a more restrictive local cap on top of this would only further destabilize the economic foundation for small, local property owners — many of whom are deeply rooted in this community.
As both a lifelong South Pasadena resident and a rental property owner, I can attest to the rapidly rising costs of maintaining rental housing. These are not luxury upgrades — they are baseline maintenance requirements. The combination of capped rents and skyrocketing operating costs places small “mom and pop” housing providers like our family in an increasingly untenable position. If South Pasadena implements a stricter cap than AB 1482 allows, it could force many of us to sell our properties — not to fellow community members, but to larger corporate interests with no connection to tor concern for our city or its residents.
Rather than revisiting costly and divisive rent control proposals, I urge the Council to consider initiatives that reduce the burden of providing housing — such as streamlining permitting, reducing compliance costs, or offering tax incentives for long-term ownership and local investment.

Let’s focus on practical solutions that preserve the character of South Pasadena and support the long-term viability of responsible, community-based housing providers. Thank you for your consideration.
Sincerely,

Michael Thurman

From:	Michael Zahn
To:	City Clerk"s Division; City Council Public Comment
Cc:	Janet Braun; Sheila Rossi; Jon Primuth; southpastenantsunion@gmail.com
Subject:	Public Comment Agenda Item #5
Date:	Monday, May 19, 2025 6:35:58 PM

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Dear Mayor Braun, Mayor Pro Tem Rossi, and Councilmember Primuth,

In February, you voted to throw out a policy that would have protected South Pasadena families, seniors, and workers from being priced out of their homes. You dismissed the fact that more than 43 out of every 100 South Pasadena renters are rent-burdened, saying that wasn't significant enough to act.

According to *Pasadena Weekly*, a household must now earn nearly $119,000 annually just to afford average rent in LA and Orange Counties. South Pasadena renters are not immune from this crisis. I am a renter in South Pasadena, and I spend 45% of my income on rent. I am rent-burdened, I vote and I am not alone.

You were elected to represent *all* residents—not just your friends, corporate landlords, private equity groups, property management companies and developers. We are asking you to do your jobs and protect residents, not outside interests. Stop hiding behind weak consultant studies, reports, and poor excuses. Our homes and community are on the line.

Sincerely,
Michael
South Pasadena Renter

From:	Michelle Manzo
To:	City Clerk"s Division
Cc:	Janet Braun; Sheila Rossi; Jon Primuth; City Council Public Comment
Subject:	Public Comment Agenda Item #5
Date:	Tuesday, May 20, 2025 8:10:55 PM

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Dear Mayor Braun, Mayor Pro Tem Rossi, and Councilmember Primuth,

In February, you voted to throw out a policy that would have protected South Pasadena families, seniors, and workers from being priced out of their homes. You dismissed the fact that more than 43 out of every 100 South Pasadena renters are rent-burdened, saying that wasn't significant enough to act.

According to *Pasadena Weekly*, a household must now earn nearly $119,000 annually just to afford average rent in LA and Orange Counties. South Pasadena renters are not immune from this crisis. I am a renter in South Pasadena, and I spend 60% of my income on rent. I am rent-burdened, I vote and I am not alone.

You were elected to represent *all* residents—not just your friends, corporate landlords, private equity groups, property management companies and developers. We are asking you to do your jobs and protect residents not outside interests. Stop hiding behind weak consultant studies, reports, and poor excuses. Our homes and community are on the line.

Sincerely,
Michelle Manzo
South Pasadena Renter

From: Priscilla Zaragoza
To: City Council Public Comment
Cc: Janet Braun; Sheila Rossi; Jon Primuth
Subject: Public Comment Agenda Item #5
Date: Wednesday, May 21, 2025 7:54:42 AM

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Dear Mayor Braun, Mayor Pro Tem Rossi, and Councilmember Primuth,

In February, you voted to throw out a policy that would have protected my family of six as well as hundreds of other South Pasadena families, including seniors and disabled residents from being priced out of their homes. You dismissed the fact that more than 43 out of every 100 South Pasadena renters are rent-burdened, saying that we weren't significant enough to act.
According to *Pasadena Weekly*, a household must now earn nearly $119,000 annually just to afford average rent in LA and Orange Counties. We, South Pas renters are not immune from this crisis. As a renter in South Pas, my household spends 44% of our income on rent. We are rent-burdened voters.
You were elected to represent *all* residents—not just your friends, corporate landlords, private equity groups, property management companies and developers. We are asking you to do your jobs and protect residents instead of outside interests. Stop hiding behind weak consultant studies, reports, and poor excuses. Our homes and community are on the line.
Sincerely,
Priscilla Zaragoza
Your neighbor and 23 year South Pasadena Renter

From:	Rachael
To:	City Council Public Comment
Cc:	Andrew Rocco Kraft; City Clerk"s Division; Janet Braun; Jon Primuth
Subject:	Protect South Pasadena Renters
Date:	Wednesday, May 21, 2025 8:31:30 AM

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Dear Mayor Braun, Mayor Pro Tem Rossi, and Councilmember Primuth,

In February, you voted to throw out a policy that would have protected South Pasadena families, seniors, and workers from being priced out of their homes.

I am a renter in South Pasadena, and recently my landlord decided to raise our rent by 10%. I let him know that was above the legal limit per state rent control laws and his response was simply to tack on a garage fee (which we have never had in over 6years of renting our apartment) in order to circumvent the limit he could raise our rent by. We just had a baby and my income is not keeping up with the rising cost of living. I am rent-burdened, I vote and I am not alone.

Without rent protection for South Pasadena renters I fear my landlord will continue to raise our rent and price us out. Our daycare is in this area, our community is here, we love South Pasadena and do not want to be forced to leave simply because there are no protections for renters like us. A young, working family who wants to raise their children here.

Additionally, with the recent devastating fires in our area, finding an apartment that is affordable to rent is becoming more and more difficult. Now is the time to act and protect what makes South Pasadena great - the people. Not just homeowners but renters too.

You were elected to represent all residents—not just your friends, corporate landlords, private equity groups, property management companies and developers. We are asking you to protect residents.

Sincerely,
Rachael Davies
South Pasadena Renter

From: Rachael Faught
To: City Clerk"s Division
Cc: Janet Braun; Sheila Rossi; southpastenants@gmail.com
Subject: Public Comment Agenda Item #5
Date: Wednesday, May 21, 2025 4:19:04 AM

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Dear Mayor Braun, Mayor Pro Tem Rossi, and Councilmember Primuth,
In February, you voted to throw out a policy that would have protected South Pasadena families, seniors, and workers from being priced out of their homes. You dismissed the fact that more than 43 out of every 100 South Pasadena renters are rent-burdened, saying that wasn't significant enough to act.
According to *Pasadena Weekly*, a household must now earn nearly $119,000 annually just to afford average rent in LA and Orange Counties. South Pasadena renters are not immune from this crisis. I am disabled and unable to contribute financially to the rent; dependent instead on my mother who is nearing the age of retirement. We rent in South Pasadena because it is safe and walkable with easy access to public transit for me as I am unable to drive. My mother spends 53% of her income on rent. We are rent-burdened, and one more raise to our already outrageously priced rent would price us out of South Pasadena. We are voters and we are not alone.
You were elected to represent *all* residents—not just your friends, corporate landlords, private equity groups, property management companies and developers. We are asking you to do your jobs and protect **residents**, not outside interests. Stop hiding behind weak consultant studies, reports, and poor excuses. Our homes and community are on the line.

As I type this, I am currently residing in hospital awaiting a double organ transplant. I mention this not searching for your pity but to impress upon you the urgency in which I write this and implore your sense of empathy and duty toward ***all*** South Pasadenians.

Sincerely,
Rachael Faught
South Pasadena Renter

Sent from my microscopic place in a vast, transcendent universe.

From:	Rachel Russell
To:	City Clerk"s Division; Sheila Rossi; Jon Primuth; Janet Braun; City Council Public Comment
Cc:	Michael Cacciotti; Omari Ferguson
Subject:	Public Comment – Agenda Item #5: Tenant Protections
Date:	Tuesday, May 20, 2025 11:11:00 PM

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Dear Mayor Braun, Mayor Pro Tem Rossi, and Councilmember Primuth,

I'm writing as a renter and resident of South Pasadena who is deeply disappointed in your rejection of rent stabilization in February. I watched as Mayor Braun brushed aside the fact that 47% of renters are rent burdened—as if that figure is insignificant because it's not "most." What level of suffering *would* you consider significant enough to act?

Your decision sent a clear message: that the well-being of renters in this city is less important than protecting landlords' bottom lines.

What do renters do when they can't afford their rent? According to the Price Center for Social Innovation, they cut back on groceries, medicine, transportation, and family necessities to keep a roof over their heads. It was shocking to hear council members say that reducing the maximum rent increase in South Pasadena by a percentage point or two would be trivial to families, so rent stabilization is not needed. For many rent-burdened families, even a small rent increase can mean difficult choices between necessities.

The California Department of Housing and Community Development's updated 2025 income limits underscore this crisis of affordability. A *single person* in Los Angeles County making $84,850 is now considered low income. **For a *family of four*, the low-income threshold is $121,150—a 9% increase over 2024 and a 45% increase since 2019!!** The Pasadena Star-News reports that renters must make 118,958 to afford average rents in Los Angeles County. These are staggering numbers.

I respectfully remind the Council that goal six of the housing element commits to expanding and strengthening tenant protections so "**all renter households maintain housing stability and affordability so that they can stay and thrive in South Pasadena."** When can renters, who make up 53% of South Pasadena residents, expect meaningful progress on this commitment?

I urge you to do everything in your power to ensure that South Pasadena remains a welcoming and inclusive home for all residents, including our most vulnerable. Bring back

rent stabilization. Propose meaningful, enforceable protections for the renters who make up the majority of this city.

You were elected to represent all residents of South Pasadena. We are engaged citizens who vote and who care deeply about the future of our diverse community.

Sincerely,

Rachel Russell
South Pasadena Renter

From:	R.M. Aranda
To:	City Clerk"s Division
Cc:	Janet Braun; Sheila Rossi; Jon Primuth
Subject:	Public Comment Agenda Item #5
Date:	Wednesday, May 21, 2025 8:57:19 AM

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Dear Mayor Braun, Mayor Pro Tem Rossi, and Councilmember Primuth,

I am a renter in South Pasadena, and I spend 75% of my income on rent.

I am a single parent and if my rent goes up anytime soon, I would quickly go in the red and might have to move elsewhere.

In February, you voted to throw out a policy that would have protected South Pasadena families, seniors, and workers from being priced out of their homes. You incorrectly assume that there are not enough voters affected by this policy. I am rent-burdened, I vote and I am not alone. My neighbors are all in the same situation.

I am a proud South Pasadena resident and my family has lived in this area for 3 generations. Don't push us out of this neighborhood. Give us some protection.

Thanks,

Rebecca Aranda

From:	Rilla Alexander
To:	City Council Public Comment
Cc:	Janet Braun; Sheila Rossi; Jon Primuth; Omari Ferguson
Subject:	Public Comment Agenda Item #5
Date:	Wednesday, May 21, 2025 10:57:29 AM

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Dear South Pasadena City Council,

As you know, there's currently very little film production happening in our community. Many people who work in that industry, and live right here in South Pasadena, are having a hard time. I'm a writer and illustrator, and I'm also rent burdened.

Some nearby cities have put a 3%-4% cap on rent increases to help protect residents. We need similar protections here. Unfortunately, in February, you voted to discard a policy that would have helped prevent us from being priced out of our homes.

I'm asking for your support. Please help us stay in our community.

Thank you.

Rilla Alexander

From: Rion Nakaya
To: City Clerk"s Division; City Council Public Comment
Cc: Janet Braun; Sheila Rossi; Jon Primuth; southpastenants@gmail.com
Subject: Support for Rent Stabilization in South Pasadena
Date: Wednesday, May 21, 2025 8:54:56 AM

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Dear Mayor Braun, Mayor Pro Tem Rossi, and Councilmember Primuth,

I'm writing as a South Pasadena homeowner to urge you to implement rent stabilization in our city. The fact that 43% of renters here are rent-burdened should not be dismissed—it's deeply significant. Even one family facing housing insecurity in our community is one too many.

This issue hits close to home. My grandmother and great-grandmother rented together in South Pasadena for nearly two decades, back when prices were more manageable. Thinking about their fixed incomes, and now my mother's, I can't help but worry for elderly renters. How can we not protect our neighbors who rent?

My children also have close friends whose families rent locally. These families have invested years in our schools and community. Their children have grown up here alongside mine. Many families in South Pasadena face the uncertainty of whether they'll be able to stay long enough for their kids to graduate—a devastating reality for kids, especially teens. We have the power to support them. Why wouldn't we?

As someone who owns an ADU we plan to rent out in the future, I understand the landlord's perspective, but I still strongly support rent stabilization. Reasonable limits on rent increases foster the long-term relationships that make South Pasadena a vibrant, connected community. When renters can stay in their homes, our schools retain students, local businesses thrive, and civic life remains strong.

According to *Pasadena Weekly*, a household now needs nearly $119,000 annually to afford average rent in LA and Orange Counties. This reality is pushing out teachers, healthcare workers, service employees, seniors on fixed incomes, and families who contribute so much to the spirit and vitality of South Pasadena.

The housing crisis affects our entire city's ecosystem. In these unstable times, we should prioritize protecting everyone, not just homeowners.

I urge you—especially my council representative, Mayor Pro Tem Rossi—to push for concrete action. South Pasadena needs rent stabilization. Our city's diversity, stability, and character depend on it.

Thank you,
Rion Nakaya
South Pasadena Homeowner

From:	Sarah Ann
To:	City Clerk"s Division
Cc:	Janet Braun; Sheila Rossi; Jon Primuth
Subject:	Public Comment Agenda Item #5
Date:	Tuesday, May 20, 2025 10:52:50 PM

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Dear Mayor Braun, Mayor Pro Tem Rossi, and Councilmember Primuth,

In February, you voted to throw out a policy that would have protected South Pasadena families, seniors, and workers from being priced out of their homes. You dismissed the fact that more than 43 out of every 100 South Pasadena renters are rent-burdened, saying that wasn't significant enough to act.

I am a renter in South Pasadena, I am rent-burdened, and I am not alone.

You were elected to represent *all* residents—not just your friends, corporate landlords, private equity groups, property management companies and developers. We are asking you to do your jobs and protect residents not outside interests. Our homes and community are on the line.

Sincerely,
Sarah Morgan
South Pasadena Renter

From:	Sasha Ortiz
To:	City Council Public Comment
Cc:	City Clerk"s Division; Janet Braun; Sheila Rossi; Jon Primuth; southpastenants@gmail.com
Subject:	Public Comment Agenda Item #5
Date:	Tuesday, May 20, 2025 3:22:32 PM

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Dear Mayor Braun, Mayor Pro Tem Rossi, and Councilmember Primuth,

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According to Pasadena Weekly, a household must now earn nearly $119,000 annually just to afford average rent in LA and Orange Counties. South Pasadena renters are not immune from this crisis.

You were elected to represent all residents—not just your friends, corporate landlords, private equity groups, property management companies and developers. We are asking you to do your jobs and protect residents not outside interests. Stop hiding behind weak consultant studies, reports, and poor excuses. Our homes and community are on the line.

Sincerely,

Sasha Ortiz
she • her • hers

From: Elizabeth Anne Bagasao
To: City Council Public Comment
Cc: Lula Cummings; Erica Rede; Priscilla Zaragoza
Subject: Public Comment - Agenda Item #5 5/21/2025
Date: Wednesday, May 21, 2025 8:05:47 AM
Attachments: SPTU Public Comment 5-21-2025.pdf

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Dear CIty Clerk,

Attached please find a public comment for Item #5.

Thank you!

Anne B



May 21, 2025

Dear Mayor Braun, Mayor Pro-Tem Rossi and Members of the Council:

In November 2024, the City of South Pasadena spent tens of thousands of taxpayer dollars to convince voters that if they didn't support Measure SP, the sky would fall. What the Council failed to tell voters in their campaign messaging is that Measure SP would put thousands of apartment buildings at risk of demolition—exposing residents to the threat of mass evictions without any meaningful local tenant protections.

For nearly three years, a local ordinance that would increase relocation assistance beyond the bare minimum required by AB 1482—just one month's rent—has been sitting idle on the housing element's to-do list. The Council still hasn't acted. Perhaps you believe that one month's rent is enough for a household making less than $120,000 a year to relocate to another apartment in South Pasadena. But let's be honest—it's not. According to the 2020 Census, the median income for South Pasadena was barely $71,000. That was five years ago. With inflation and unemployment that income is considered below the low-income threshold for LA County. Our local economic demographics indicate that not all South Pasadenans share the same economic privilege as you or your peers.

In February, Mayor Braun, Mayor Pro Tem Rossi, and Councilmember Primuth voted to "put to bed" a Rent Stabilization Ordinance (RSO), choosing to protect landlords over the 53% of South Pasadenans who rent. That ordinance would have capped rent increases below the current state ceiling of 8.9%—offering seniors, working families, those on fixed incomes and even middle income South Pasadenans who rent their homes, some desperately needed stability. Instead, the Council decided to look the other way.

Mayor Braun minimized the issue, claiming only 43% of South Pasadena renters are rent-burdened. As if nearly half of our renting population living in financial precarity is too small a number to care about.

Tonight, the Council will hear yet another “informational report” on tenant protections—Agenda Item #5. Unless one of you demands action, this too will be filed away like the rental registry and RSO before it. We've seen this performative cycle before. Renters can’t afford more delays.

Our community is facing overwhelming uncertainty. Tariffs, inflation, and utility hikes. Trash collection fees passed on to tenants. Threats to Medicaid and Social Security. Cuts to food and healthcare programs. These burdens hit middle- and low-income households hardest—and yet we are the ones expected to explain how housing insecurity works, to people with backgrounds in law, finance, engineering, and public service.

As we write this, we are waiting for the release of the 2025 LA County/Long Beach/Orange County Consumer Price Index, which will determine how much our rents can go up next. We are not hopeful. We expect the state cap to increase again, putting more families on the brink of displacement. For 53% of South Pasadenans, this is an annual ritual of dread—waiting to find out if we can afford to stay.

From February 2015 when SPTU was founded to February 2025, you have had the opportunity to protect your constituents from the very real threat of homelessness. Instead, you chose to “put RSO to bed,” like it was just another item on a checklist. Just as you have with the rental registry. Just as you may do with relocations fees and right of return.

In an era when corporate interests and oligarchs dominate national policy, we depend on local government to show moral and ethical leadership. You can do better. You should do better.

We want to work with you. We want to celebrate our city, not question its leadership. We are your neighbors, your constituents, your tax base. We support your schools, your services, your vision—when it includes all of us.

We live here too. Do better, South Pasadena.

In solidarity with the 53%,

Anne Bagasao

Erice Rede

Lula Cummings

Priscilla Zaragoza

The Mothers of South Pasadena Tenants Union

From: Zack Zannetti
To: City Clerk"s Division
Cc: Janet Braun; srossi@southpasadena.gov; jprimuth@southpasadena.gov
Subject: Public Comment Agenda Item #5
Date: Wednesday, May 21, 2025 7:44:18 AM

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Dear Mayor Braun, Mayor Pro Tem Rossi, and Councilmember Primuth,

In February, you voted to throw out a policy that would have protected South Pasadena families, seniors, and workers from being priced out of their homes. You dismissed the fact that more than 43 out of every 100 South Pasadena renters are rent-burdened, saying that wasn't significant enough to act.

According to *Pasadena Weekly*, a household must now earn nearly $119,000 annually just to afford average rent in LA and Orange Counties. South Pasadena renters are not immune from this crisis. I am a renter in South Pasadena, and I spend over 52% of my income on rent. I am rent-burdened, I vote and I am not alone.

You were elected to represent *all* residents—not just your friends, corporate landlords, private equity groups, property management companies and developers. We are asking you to do your jobs and protect residents not outside interests. Stop hiding behind weak consultant studies, reports, and poor excuses. Our homes and community are on the line.

Best,
Zack Zannetti

From: Zachary Mullen
To: City Clerk"s Division
Cc: Janet Braun; Sheila Rossi; Jon Primuth
Subject: Public Comment Agenda Item #5
Date: Tuesday, May 20, 2025 3:55:27 PM

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According to Pasadena Weekly, a household must now earn nearly $119,000 annually just to afford average rent in LA and Orange Counties. South Pasadena renters are not immune from this crisis. I am a renter in South Pasadena, and I spend well over 50% of my income on rent. I am rent-burdened, I vote and I am not alone.

You were elected to represent all residents—not just your friends, corporate landlords, private equity groups, property management companies and developers. We are asking you to do your jobs and protect residents not outside interests. Stop hiding behind weak consultant studies, reports, and poor excuses. Our homes and community are on the line.

Sincerely,
Zachary Mullen
South Pasadena Renter

From:	Wai-Tse Siao
To:	City Council Public Comment
Cc:	southpastenants@gmail.com
Subject:	SUBJECT: Public Comment Agenda Item #5
Date:	Wednesday, May 21, 2025 12:01:14 PM

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Dear Mayor Braun, Mayor Pro Tem Rossi, and Councilmember Primuth,

In February, you voted to throw out a policy that would have protected South Pasadena families, seniors, and workers from being priced out of their homes. You dismissed the fact that more than 43 out of every 100 South Pasadena renters are rent-burdened, saying that wasn't significant enough to act.

According to *Pasadena Weekly*, a household must now earn nearly $119,000 annually just to afford average rent in LA and Orange Counties. South Pasadena renters are not immune from this crisis. I am a renter in South Pasadena, and I spend 60% of my income on rent. I am rent-burdened, I vote and I am not alone.

You were elected to represent *all* residents—not just your friends, corporate landlords, private equity groups, property management companies and developers. We are asking you to do your jobs and protect residents not outside interests. Stop hiding behind weak consultant studies, reports, and poor excuses. Our homes and community are on the line.

Sincerely,
Wai-Tse "Grace" Siao
South Pasadena Renter

From: Jennifer Abbott
To: City Council Public Comment
Subject: Re: Final Reading for CDC Overlay Proposal - City Council Meeting May 21, 2025
Date: Wednesday, May 21, 2025 11:55:59 AM
Attachments: May 21.2025 city.pdf

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Please see attached our comments for tonight's meeting.

Sincerely,

Tom and Jennifer Abbott

May 21, 2025

Dear Mayor Braun and City Councilmembers,

We write to you again to bring to light the significant impact the spot-zoning settlement regarding APN#5311-009-057 has had on our lives. We realize that we are voice of one family, but we always truly believed in the American Dream – and that all voices, weak and strong, matter. We believed in due process, but when said process is merely a formality, the entire *process* is called into question. It is said that "democracy dies in darkness", and from our perspective, it is pitch black right now.

For the purposes of completeness and our own due diligence, we must summarize our findings as to the timeline of events --- those that ultimately, you imply we have no control over --- but that no American citizen should have to endure. What is happening to us is equivalent to changing the rules of a football game in the 4th quarter with two minutes remaining. The coach calls a time out and tells the team that they will now be switching to rugby for the final plays. The team looks incredulous knowing this is not legal, but somehow, no one speaks up. In our case, single family zoning implies just that. It is not to be "selectively applied", it is not to be weaponized against law-abiding taxpayers by developers with deep pockets and individuals with the "loudest voices in the room". We do not want to be the football player who has the "rules of the game changed". We do not want to be the unicorn of improperly applied builder's remedy projects[1]- -- the victims of a law that was in fact pro-developer---used in this case to "develop" an otherwise undevelopable hillside. We now face a future with decreased property values as our home will be located across from the only "single-family overlay" (aka spot zoning[2] to enable a lot split) within the 639 lots of the Altos de Monterey.

We appreciate the sensitive nature of this topic, and we recognize the polarizing nature of this topic. We voted for measure SP. We voted for sensible, well-designed development in the transportation corridors of this city. We did not vote for a representative government that prioritizes developers over citizens. We stand alone wondering how to best shine a light on the grave injustice being perpetrated against us.

Relevant Timeline (including comments to Planning Commission & City Council)

- **Monday, August 10, 2020 at 08:00**
  (PlanningComments@southpasadenaca.gov)
  While the world struggled with the widespread death and devastation of COVID-19 and the effects of "lockdowns" …
  "I write to you guys yet again to tell you that estimating 1000 ADU's for the 6th RNNA is….. " "If any of you have any questions about what I have written below, I encourage you to call the HCD Housing Policy Development Office at 916-263-2911. Tell them you are on the Planning Commission and ask them about how to calculate ADUs…" "This is the purpose of the phone line and they are very responsive…"

  Author implores city to speak directly with HCD as HCD is "very responsive". My own experience, as a California homeowner seems to suggest otherwise as I have not received a reply from HCD for over two weeks to my emails below.

Question: ***Is HCD usually responsive to citizens raising comments as it appears to have been for numerous others on the email threads contained herein?***

---------- Forwarded message ---------
From: **Jennifer** [redacted]
Date: Tue, May 6, 2025 at 12:26 PM
Subject: Fwd: General Questions regarding HE 6th cycle
To: <housingelements@hcd.ca.gov>

---------- Forwarded message ---------
From: **Jennifer** [redacted]
Date: Mon, May 5, 2025 at 12:02 PM
Subject: General Questions regarding HE 6th cycle
To: <HousingElements@hcd.ca.gov>

Dear Housing Elements Staff,

I am a citizen posing these general questions on behalf of myself.

1) Given the complexity of the 6th cycle HE in the setting of significantly increased RHNA, what is the average turnaround time for cities in Southern California to receive approval? (e.g., those with due dates of 10/15/21)

2) What is the average number of drafts needed to establish compliance -- since city certification was no longer allowable during this cycle?

3) Is it ethical for an individual property owner to reach out to you directly while their project is still "in process" with the city it is being proposed to?

Thank you in advance for your assistance.

Jennifer Abbot

- **November 2020**: APN# 5311-009-057 – acquired as a speculative purchase in during the peak of COVID

- **April 2021**: 181-189 Monterey Road (known as "site 3" on general plan) acquired with original intent to construct "8 townhomes" (181 Monterey LLC)

- **August 27, 2021 @ 16:52 (Planning comments received after 8/25/21 meeting)**

  "….There are ~4800 Single Family Homes in South Pasadena and about ~2800 SFHs that South Pasadena considers historic and this new ordinance would apply to. A lot of the ~2000 non-historic homes are in Los Altos (sic) and do not have the topography for an ADU to be built…."

  Question: The Altos does not have the topography for ADUs to be built, but does have the topography for a four-plex?? Last night's Planning Commission Meeting discussed extensively the issue of height regarding unique topography in the hills such as is the case for parcel in question.

- **October 2021**: Housing Element (6th cycle due – city seeks extension as many do given COVID, RHNA changes, certification changes from 5th - 6th cycle)

- **October 2021 – September 2022**: city prepares initial drafts of housing element

- **August 2022** – Developer Tang attends meeting with city during 3rd draft HE meeting and provides his comments below on 9/10/2022.

  Hi,
  This is Victor Tang, developer for site 3. (181-189 Monterey Rd). We have already submitted plans to build 8 market rate units on three parcels. Per 6th Housing Elements (sic), my site will be zoned Affordable Housing Overlay Zone. There is conflicting information regarding the rezoning date:
  On p 14, under "Program 2.k" it says "Amend zoning to include overlay by October 15, 2024.:On p 17, under "Program 3.a, it says "The rezoning of the vacant parcels must be completed withing one year of the beginning of the 6th Cycle Housing Element planning period, which is October 15, 2022. Sites that are planned to receive the Affordable Housing Overlays in the General Plan and Zoning Code are also addressed by this program." If the rezoning date is Oct.15, 2022, does it mean I can submit another plan with 50+ units right after Oct. 15, 2022? Do you have the zoning

code and development standard of the Affordable Housing Overlay Zone for me to do a feasibility study? If it is the Oct 15, 2024 date, we have no interests (sic) in waiting.

For Table VI-41 on page 144, Tree Removal Application is missing. If a lot for development has native trees there will be a public hearing by Natural Resources and Environmental Commission. It uses subjective standard and will stall the development for several months. For my past projects, the planning commission asked my architect to redesign so that one oak tree could be preserved. We had to spend a few months to have an alternative design to prove to the planning commission that alternative design to preserve the tree was not feasible.
I hope city attorney can review the Permit Processing carefully from page 141 to page 144 to make sure that the city has satisfied the requirements of SB 330 (Housing Crisis Act of 2019). ……

I have another project in the Alto (sic) de Monterey Overlay District. The zoning code requests 15ft first floor setback and 35ft second floor setback. Even second floor ADU requests (sic) 35ft setback. I hope the city can update zoning code and ADU Ordinance in this district to make development feasible.

Question: ***Do developers routinely request for special zoning "favors" as it pertains to single family zoning – as appears to be the case above?***

- **October 28,2022 – HCD rules on draft #3**

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY GAVIN NEWSOM, *Governor*

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

October 28, 2022
Angelica Frausto-Lupo, Director
Community Development Department
City of South Pasadena
1414 Mission Street
South Pasadena, CA 91030

Dear Angelica Frausto-Lupo:

RE: South Pasadena's 6th Cycle (2021-2029) Revised Draft Housing Element

Thank you for submitting the City of South Pasadena's (City) revised draft housing element received for review on September 15, 2022. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. HCD considered comments

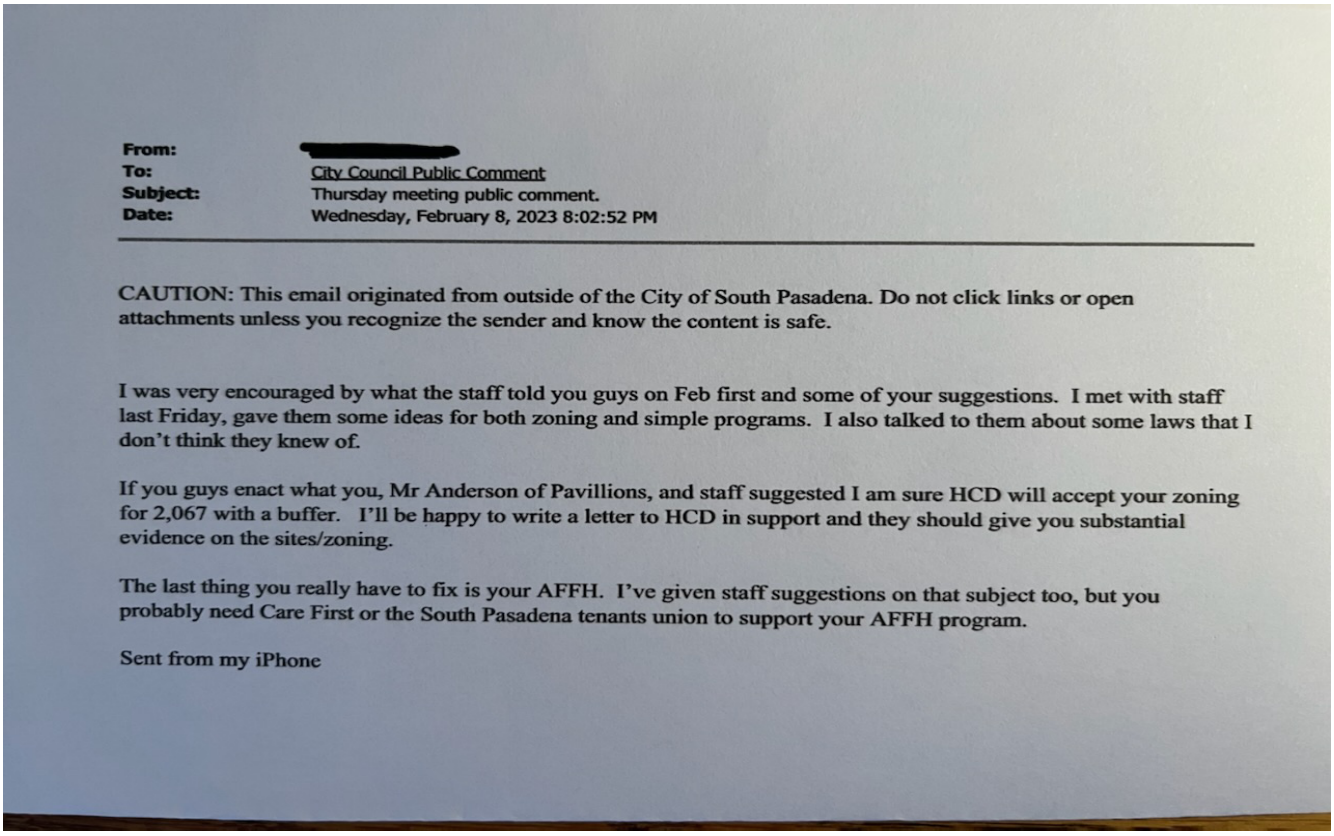
from Active San Gabriel Valley, Californians for Homeownership, Victor Tang and Josh Albrekston pursuant to Government Code section 65585, subdivision (c).

The revised draft element addresses many statutory requirements described in HCD's July 8, 2022 review; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code), as follows:

1. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).) Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards ……...*

- **December 12, 2022**: 4th draft HE submitted to HCD with response received on January 27, 2023

- **February 9, 2023:** City council meetings on 2/1/2023, and special city council meeting on 2/9/2023, to address HE 5th draft



From: [redacted]
To: City Council Public Comment
Subject: Thursday meeting public comment.
Date: Wednesday, February 8, 2023 8:02:52 PM

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I was very encouraged by what the staff told you guys on Feb first and some of your suggestions. I met with staff last Friday, gave them some ideas for both zoning and simple programs. I also talked to them about some laws that I don't think they knew of.

If you guys enact what you, Mr Anderson of Pavillions, and staff suggested I am sure HCD will accept your zoning for 2,067 with a buffer. I'll be happy to write a letter to HCD in support and they should give you substantial evidence on the sites/zoning.

The last thing you really have to fix is your AFFH. I've given staff suggestions on that subject too, but you probably need Care First or the South Pasadena tenants union to support your AFFH program.

Sent from my iPhone

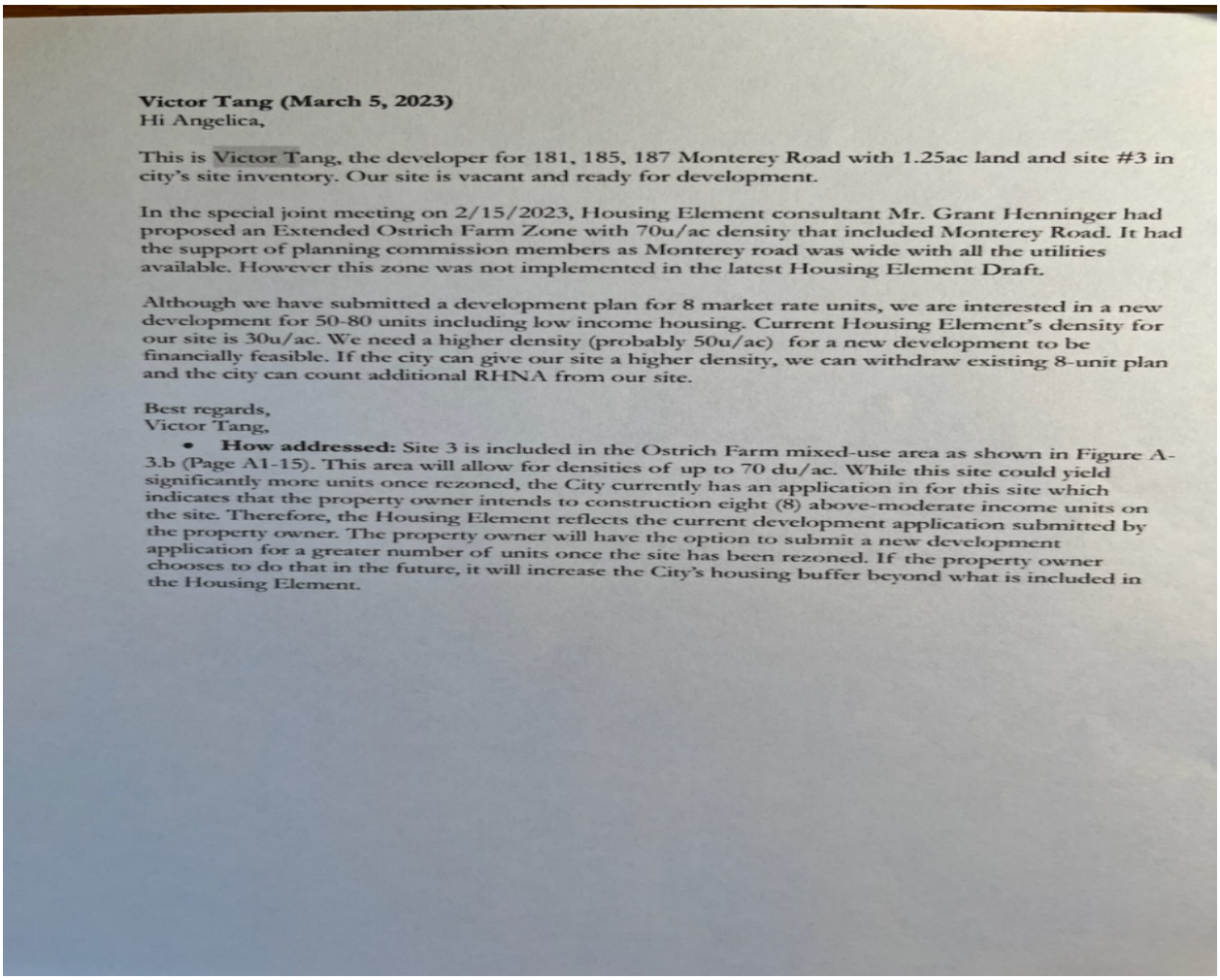
Concerned citizen shares enthusiasm for pending draft

- **Wednesday, February 15, 2023 @ 13:12 (Public Comment 5th draft HE) (included in the supplementary documents for 2/15/2023 City Council meeting)**

  "I believe that South Pasadena is well on it's way to getting a compliant Housing Element…"

  Concerned citizen expresses further enthusiasm for 5th draft ……

- **March 5, 2023**: Developer requests a change from 8 market units to 50 – 80 units. Request made previously via email.



Victor Tang (March 5, 2023)
Hi Angelica,

This is Victor Tang, the developer for 181, 185, 187 Monterey Road with 1.25ac land and site #3 in city's site inventory. Our site is vacant and ready for development.

In the special joint meeting on 2/15/2023, Housing Element consultant Mr. Grant Henninger had proposed an Extended Ostrich Farm Zone with 70u/ac density that included Monterey Road. It had the support of planning commission members as Monterey road was wide with all the utilities available. However this zone was not implemented in the latest Housing Element Draft.

Although we have submitted a development plan for 8 market rate units, we are interested in a new development for 50-80 units including low income housing. Current Housing Element's density for our site is 30u/ac. We need a higher density (probably 50u/ac) for a new development to be financially feasible. If the city can give our site a higher density, we can withdraw existing 8-unit plan and the city can count additional RHNA from our site.

Best regards,
Victor Tang,

- **How addressed:** Site 3 is included in the Ostrich Farm mixed-use area as shown in Figure A-3.b (Page A1-15). This area will allow for densities of up to 70 du/ac. While this site could yield significantly more units once rezoned, the City currently has an application in for this site which indicates that the property owner intends to construction eight (8) above-moderate income units on the site. Therefore, the Housing Element reflects the current development application submitted by the property owner. The property owner will have the option to submit a new development application for a greater number of units once the site has been rezoned. If the property owner chooses to do that in the future, it will increase the City's housing buffer beyond what is included in the Housing Element.

- **March 13, 2023**: City submits 5th draft HE to HCD

- **March 17, 2023**: (per South Pasadena Housing Element documents)

  "The City of South Pasadena is re-releasing its 5th Draft Housing Element for additional public review until **March 24, at 12:00 noon**. On March 7, minor changes were made after the March 2 version was released and public comment was taken until March 13. In response to comments after March 2, changes were made to address public comments and the March 7 version was posted. In response to comments made after March 7, several minor edits were incorporated in the March 13 draft that was sent to HCD, based on comments received during the comment period and a typographic error identified by staff…"

- **March 23, 2023:** SB 330 application (V. Tang, AIT Management for Camino del Cielo vacant parcel)

  Question: How was the SB 330 application timed so perfectly?

  Why was an SB 330 application even placed on APN# 5311-009-057 when all conversations to date revolved around upzoning of Site 3, Ostrich Farm Zone, located at 181-189 Monterey Road?

  Why was a housing element looked upon so favorably on Feburary 15, 2023, now irretrievably broken about 4 weeks later?

- **May 2023 to September 2023:** 5th draft of 6th cycle HE continues with minor edits and requests/demands – 9/18/23 City Council Meeting

  City Council Meeting Public Comments from concerned citizen as follows: (excerpted coment 2 of 3, 9/16/2023 at 8:01)

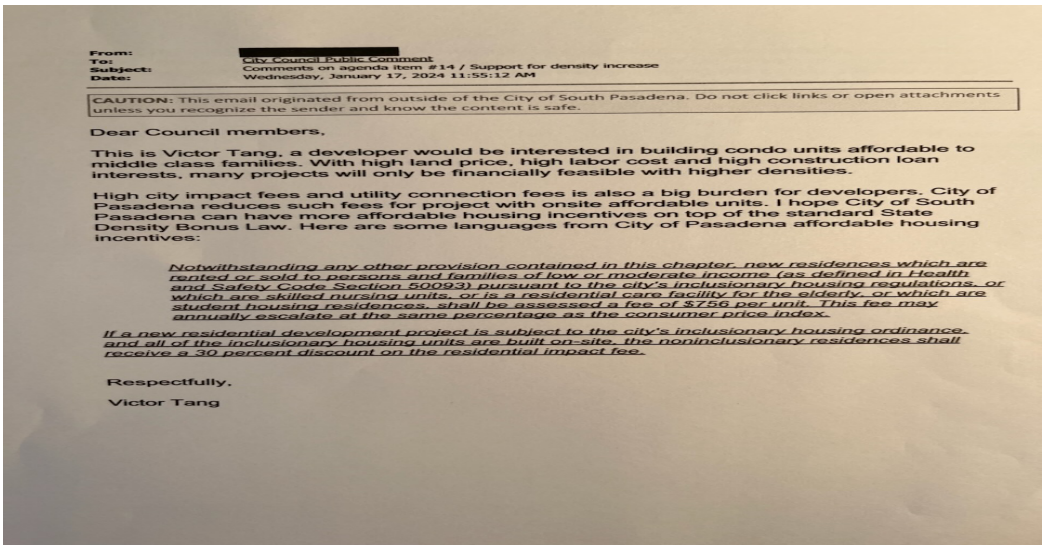
  > "It is an absolute (expletive) requirement that your general plan have the same zoning as your Housing Element….. And what the (expletive) is your city attorney doing????? Like how the (expletive) does anybody with a law degree look at the fact that zoning …."

City Council Meeting Public Comments from concerned citizen as follows (excerpted comment 3 of 3, 9/16/2023 @ 8:03):

> "…*This is blatant and explicit. You don't have to do anything about the 45 (sic) height limit in the 120 days, but you ABSOLUTELY MUST rezone the complete Ostrich Farm and Huntington Drive zones to 70 DU/acre as stated in your HCD approved and adopted Housing Element by Sept 27th, 2023. More specifically, you MUST zone properties Housing Element in Table VI-51 on pages 189-230 at the density listed in the table. This includes Victor Tangs (sic) property where you specifically state on Page B1-208 that his property is "included in the Ostrich Farm mixed-use area as shown in Figure A3.b. This area will allow for densities of up to 70 du/ac"*

Question: Why do these emails pertaining to181 Monterey Road LLC and the zoning request for 70 DU/acre persist from citizens apart from the developer?

- **January 17, 2024**: City council comment (support for density increase by Developer)



From: [redacted]
To: City Council Public Comment
Subject: Comments on agenda item #14 / Support for density increase
Date: Wednesday, January 17, 2024 11:55:12 AM

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Dear Council members,

This is Victor Tang, a developer would be interested in building condo units affordable to middle class families. With high land price, high labor cost and high construction loan interests, many projects will only be financially feasible with higher densities.

High city impact fees and utility connection fees is also a big burden for developers. City of Pasadena reduces such fees for project with onsite affordable units. I hope City of South Pasadena can have more affordable housing incentives on top of the standard State Density Bonus Law. Here are some languages from City of Pasadena affordable housing incentives:

> Notwithstanding any other provision contained in this chapter, new residences which are rented or sold to persons and families of low or moderate income (as defined in Health and Safety Code Section 50093) pursuant to the city's inclusionary housing regulations, or which are skilled nursing units, or is a residential care facility for the elderly, or which are student housing residences, shall be assessed a fee of $756 per unit. This fee may annually escalate at the same percentage as the consumer price index.
>
> If a new residential development project is subject to the city's inclusionary housing ordinance, and all of the inclusionary housing units are built on-site, the noninclusionary residences shall receive a 30 percent discount on the residential impact fee.

Respectfully,

Victor Tang

- **February 13, 2024:** Planning Comments

  "Why are they excluding these 3 properties??? It is because they are owned by a developer who wants to build housing and if they are rezoned at 70 DU/acre he might actually propose a project at that density. But not only that, in the official adopted Housing Element in response to Victor Tang, your staff, Alison Becker, specifically stated……"

  Again citizens commenting on behalf of the owner/developer for 181 Monterey Rd LLC

- **June 5, 2024:** City Council Meeting regarding appeal on Builder's Remedy Project for CDC APN#5311-009-057

- **July 2, 2024**: City Manager Armine Chaparyan resigns. Opposing counsel posts on her LinkedIn – "all the best and always a pleasure working with you. Exciting times that I hope are good for you."

- **December 16, 2024**: City enters into a settlement agreement. The agreement hinges on an illegal spot zone as their "remedy".

- **March 26, 2025:** The residents most directly affected, with a home approximately 30 feet from said property are first informed of the settlement. Calls to Interim City Manager (the third in less than 10 months) result in a statement as follows – "This is not a done deal. You will have a chance for due process and to present a compelling case." When threatened with _ "well do you want a 6-unit townhome?" – what are you supposed to say? The answer is, of course not. But we do not want a four-plex either.

The aforementioned timeline is essential as it speaks to the frustration that as homeowners, we have had to spend in excess of 100 hours to try to piece together how we are losing the life that we loved so much. There is no accountability. City managers (two) have been replaced. Community development officers have been replaced – only to find more lucrative positions in larger cities (with likely higher salaries). We represent the little guy. We have no more power than the renters in this city. Frankly, it seems like we have less power – as they are well-organized and they are many. We are a family of three – and now, thanks to the broadcasting of our street name in the aptly named overlay, we have lost everything --- including our privacy.

[1] SB 330 – BUILDERS REMEDY

California's "Builder's Remedy" is a provision within the Housing Accountability Act (HAA) that allows developers to propose housing projects that do not comply with local zoning laws if the local jurisdiction has not adopted a housing element in substantial compliance with state law. The problem with this "tool" is the *implication* that it supports low-income housing. The reality is it supports rampant, unbridled and unregulated development. In fact, Professor Elmendorf (UCSD Law) speaks of the *legal ambiguities* of the version of SB 330 that is being applied by this developer. Subsequently, Builder's Remedy legislation, effective January 1, 2025 (authored by B. Wicks) has attempted to clarify such ambiguities which per Elmendorf would seem to invite litigation. Of note, Professor Elmendorf also stated the following in his March 29, 2022 "Primer on Builder's Remedy":

> "*I would caution against proposing builder's remedy projects in established residential neighborhoods if the project is more than twice as dense as the adjoining sites (see Project 1 – Townhome complex……The same goes for CEQA. That is, courts will probably do more to protect builder's remedy projects against CEQA abuses if they see the remedy as reasonable and proportionate, not outlandish."*

To summarize, SB 330 was a tool to circumvent local control in the aim to build massive developments with limited oversight under the proviso of inclusion of low-income housing. *Does one 500 square-foot attached – JADU make a large impact in the 6th cycle HE calling for upwards of 2067 total units to be developed in South Pasadena?*

Table I - UPDATED

CLAIMS	FACTS
• South Pasadena out of compliance with 6th cycle housing element	• Previously, cities could "self-certify". On this cycle, rules changed. However, with the turnaround time for public comment, COVID delays, increased RHNA burden (63 to >2000 units from HE 5th to 6th cycle), number of drafts and turnaround time from HCD with each draft, there is no way to expedite process for a city making a "good faith effort" • City of South Pas was nearly complete with their latest revision (5th draft) at the time the SB 330 application submitted • Problem: No oversight with HCD. No incentive to certify in a timely manner.
• Builder's Remedy applies to all scenarios	• Legal cases include mixed use, commercial & residential on large, flat properties – urban infill. Projects to substantially address the policy of housing ***need*** o La Canada (80 units housing/mixed use) o Solvang new lawsuit 3/25 (100 unit housing) o Los Gatos new lawsuit 3/25 (171 unit mixed media) o Santa Monica (2000 housing units, with 400 lower income) o Large scale projects in Beverly Hills, Cupertino, Palo Alto, Menlo Park
• Builder's Remedy is a *tool* to assist the burden of the housing crisis	• In practice, builder's remedy projects are "loosely tracked" (only this one project for South Pas – yet RHNA exceeds 2000) • How is it that of all the "potential projects in South Pas in the downtown area (Fair Oaks, Mission, El Centro) – this is the project that Builder's Remedy is applied to?? • Email to scag.gov regarding outcome from these projects– reply "we do not track this" and referred to YIMBYLAW • Email to YIMBYLAW and would not address "single family application of builder's remedy • YIMBY website is not current and only includes a map with pinned locations for potential projects, no completion details. https://yimblylaw/buildersremedy • Call and email to Senator Mike Fong's office – no other information on builder's remedy applicability in "single family zoning" • For a "tool so vital and impactful", there is not one place where projects in process, completed and number of lower income homes created can be found
• Builder's Remedy is unimpeachable?	• Currently rewritten as version 2.0 (Wicks AB 1893) to provide more "clarity" indicating another moving target in the housing element landscape. Additionally, other bills pending.

	• SB 9 remains in litigation after being declared invalid by LA County Superior Court Judge Curtis A Kin as it "infringed on charter cities' rights to run and manage their municipal affairs and failed to ensure the creation of affordable housing." • Even though no longer a charter city, hard to say what the impact of this would have been for South Pas
• Precedent for mixed-use, commercial with residential	• Yes (La Canada, Santa Monica, Redondo Beach and others pending)
• Precedent for application to single family zoning	• Despite investigation at state and local level, information on successful use of builder's remedy in this unique situation – single family zoning on a steep hillside – is not readily available

[2]SPOT-ZONING:

Spot-zoning refers to the rezoning of a small parcel of land in a way that is inconsistent with the surrounding area's zoning—usually to benefit a particular property owner rather than serve the general-public interest. It typically involves a small area (in this case one parcel, APN # 5311-009-057), the permitted use differs from the uses allowed in adjacent areas (yes – no other lot splits or "overlays" among the other 639 parcels zoned AM, Altos de Monterey), it benefits one property owner (Victor Tang), and may be legal *if* it serves the public good (e.g., landmark California cases involving senior housing developments and healthcare facilities).

"Is an overlay zone equivalent to spot-zoning"? – Not inherently equivalent but the two may overlap – especially when overlays are applied narrowly or benefit a specific property owner.

"Can an overlay resemble spot-zoning"? - Yes, with the following:

- It applies to a limited area (one-parcel)
- It is created to facilitate a specific development project
- It is lacking in a legitimate public interest or is inconsistent with the general plan (e.g., lot area for AM zoning which states on May 2023 adopted HE "The subdivision of any existing lot is prohibited")

From: Bill Mustard
To: City Council Public Comment
Subject: 1459 Indiana Tree Removal/Replacement
Date: Monday, May 19, 2025 4:03:12 PM

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Potential SPAM Detected

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Dear South Pasadena City Council,

I am writing in support of the proposed removal and replacement of two trees at 1459 Indiana Avenue, located on my neighbors' property. Per the city arborist report of 1/22/25, the trees are leaning, rooted in soft soil, and at risk of uprooting.

These concerns are particularly relevant after the January 2025 storm caused a similar sized tree to fall, blocking the street of Alta Vista and damaging a neighbor's roof near the corner of Alta Vista and Indiana Avenue.

On a personal note, I regularly enjoy conversations with Lawrence Wong and Adam Frank. We often exchange updates about our native plant gardens, trade maintenance tips, and share seeds and plants. I believe Adam and Lawrence care deeply about the natural environment.

Sincerely,

Bill Mustard

1444 Indiana Avenue, South Pasadena

From: Angelo Gladding
To: City Council Public Comment
Subject: Comment for Item #23
Date: Wednesday, May 21, 2025 12:07:08 PM
Attachments: councilfinal.pdf

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Councilmembers,

Please take the following into consideration.

Unpermitted Removal of Significant Pine

The Pine removed for fire safety was acceptable according to Los Angeles fire code.

> Maintain 5 feet of vertical clearance between roof surfaces and portions of overhanging trees

lafd.org/fire-prevention/brush/brush-clearance-requirements

Solar panels were installed a couple weeks later.

Consequences

Jan 19, 2022 Leonna from Public Works wrote:

> Thank you so much for meeting with the Director Ted Gerber regarding the tree removal. ... For the replacement trees, you are able to donate the trees to the City at $335/tree to be planted in a public area.

Apr 8, 2022 Adam replied:

> After much discussion, Lawrence and I have decided to donate a replacement tree to be planted in public space in lieu of replanting a new tree on our property at this time.

There was a total of 450 fee for the unpermitted removal of a large pine with no on-site replacement required.

Arborist Report

When asked by the commission why there isn't an arborist report, Michael responded:

> The reason there's no arborist report as part of this application is because when a tree removal permit is submitted that's not in assocation to a land development project an arborist report is not required.
>
> Two proffessionals can have very different opinions and it becomes difficult for city staff to make a decision on if one arborist report states that this tree is dangerous and could fall and another one says no I don't think so and the city tells an applicant "no" and should something happen then it becomes a liability.
>
> Historically if an applicant has an arborist report, ISA licensed, certified, bonded arborist and they've made a professional recommendation city staff considers that as the arborist report that we look at for this and our city

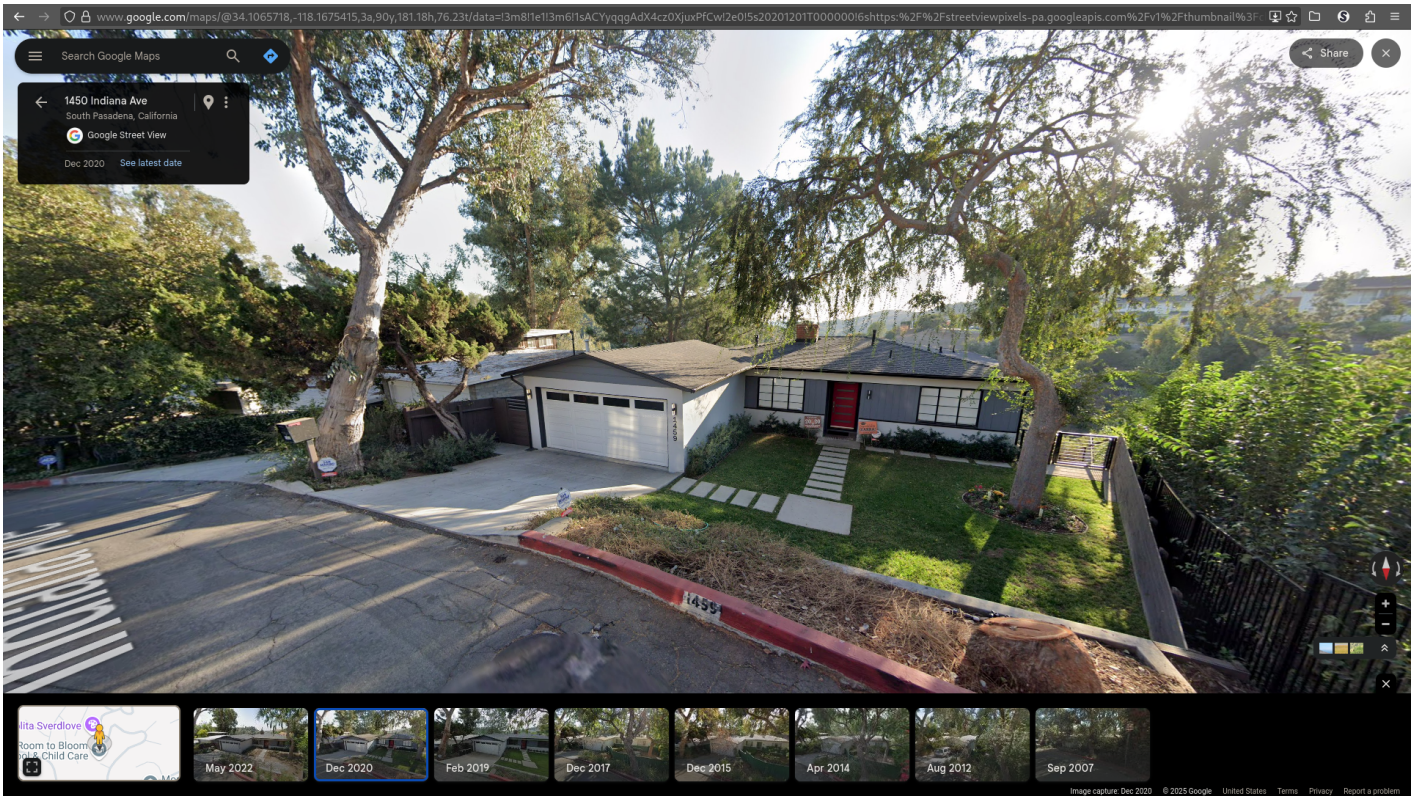
arborist reviews that as well.

The applicants have not hired an arborist. See agenda packet pp 397-399 for reference to ordinance.

Desired Outcome

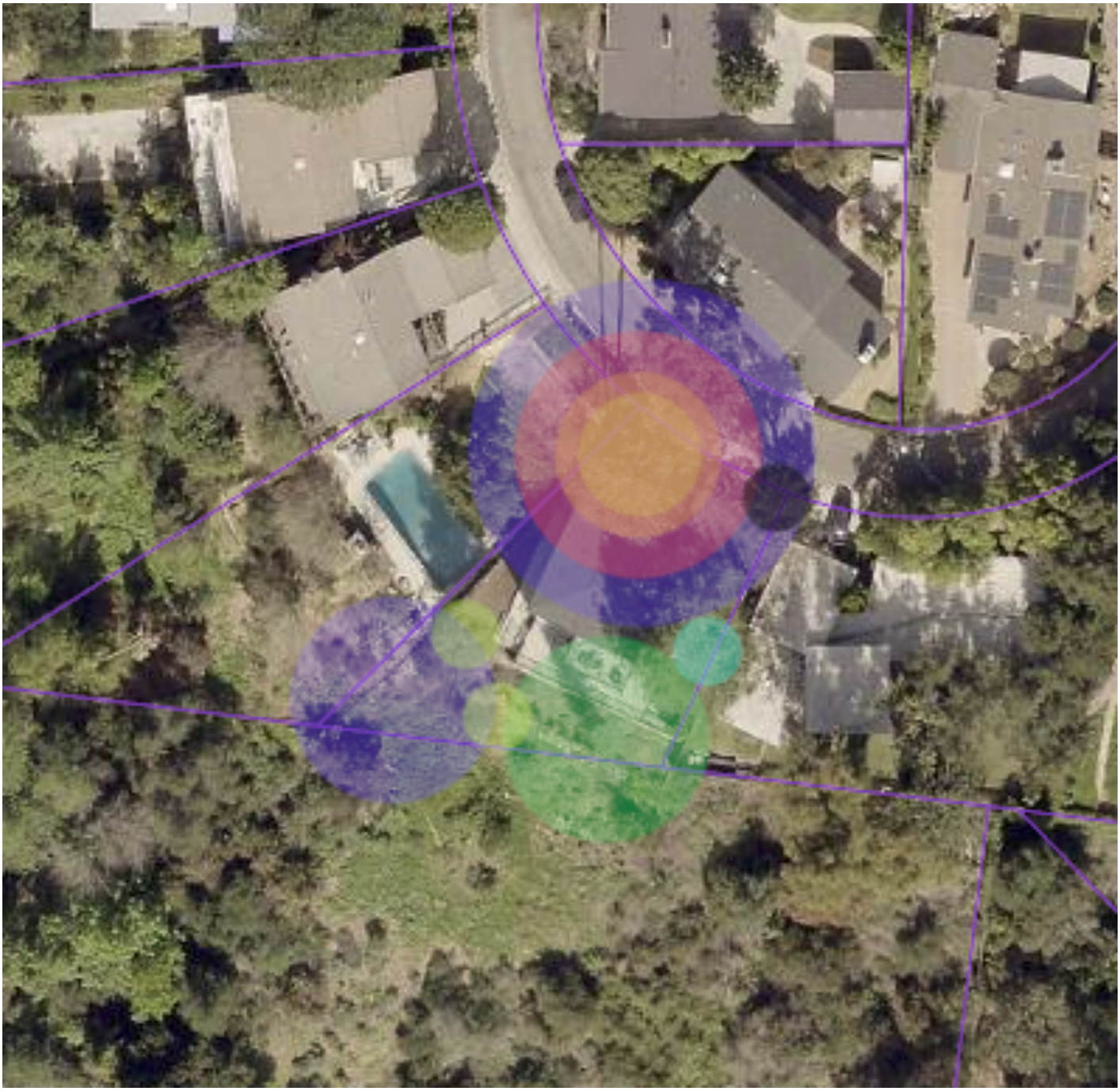
Please ask the applicants to:

- have a certified arborist out in the Fall to look at the Deodar Cedar and instruct them how to care for it, slowly, over time:
    - selectively remove lower branches to provide space for remaining branch growth in the future
    - subordinate house-facing branches
    - deep water once a month when not raining
- remove the Eucalyptus requested in the application
- remove the Elm in the front yard:
    - it has been topped
    - it has had a large branch removed opening an unsealable decay pocket at the trunk
    - it is imbalanced as a result of the removal and the remaining trunk is structurally unsound
    - non-native, allelopathic (toxic to natives), occupying space for an appropriate planting
- trap the gophers
- remove the tree stumps lining the fence
- remove the bamboo
- keep the podocarpus hedge out of the way of replanting



Replacement Plan

Oaks check all of the boxes except they grow slow. When there's space for them they should be used and respected. Native shrubs can be grown in shrub or tree/"standard" form.



- Valley Oak (large blue)
- Engelmann Oak (smaller blue)
- Deodar Cedar (retained, green)
- Toyon & Sugar Bush (grown in shrub form, yellow)
- Sugar Bush (grown in tree/"standard" form, cyan)
- Toyon (grown in tree/"standard" form, black) *to be done later with Indiana CIP*

The concentric circles inside the Valley Oak perimeter show growth stages at 20, 50, 100 and ultimately 150-200 years. The other circles represent size at 100 years.

Thank you,
Angelo Gladding
1856 Hanscom Drive